
National Park Service
Cultural Landscapes Inventory
2004



Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

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Inventory Summary

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Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI), a comprehensive inventory of all cultural landscapes in the national park system, is one of the most ambitious initiatives of the National Park Service (NPS) Park Cultural Landscapes Program. The CLI is an evaluated inventory of all landscapes having historical significance that are listed on or eligible for listing on the National Register of Historic Places, or are otherwise managed as cultural resources through a public planning process and in which the NPS has or plans to acquire any legal interest. The CLI identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, as well as other valuable information useful to park management. Cultural landscapes become approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into a national database. In addition, for landscapes that are not currently listed on the National Register and/or do not have adequate documentation, concurrence is required from the State Historic Preservation Officer or the Keeper of the National Register.

The CLI, like the List of Classified Structures, assists the NPS in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2006), and Director's Order #28: Cultural Resource Management. Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report information that respond to NPS strategic plan accomplishments. Two GPRA goals are associated with the CLI: bringing certified cultural landscapes into good condition (Goal 1a7) and increasing the number of CLI records that have complete, accurate, and reliable information (Goal 1b2B).

Scope of the CLI

The information contained within the CLI is gathered from existing secondary sources found in park libraries and archives and at NPS regional offices and centers, as well as through on-site reconnaissance of the existing landscape. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the site's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit. Unlike cultural landscape reports, the CLI does not provide management recommendations or

treatment guidelines for the cultural landscape.

Inventory Unit Description:

Marsh-Billings-Rockefeller National Historical Park, located in the Village and Town of Woodstock, Vermont, consists of 643 acres of forest, agricultural land, and residential grounds and is significant in the areas of conservation, landscape architecture, architecture, and agriculture. Woodstock, the county seat of Windsor County, has a combined village/town population of 3,232 (2000 Census) and is a four-season resort community located in the hilly east-central part of the state. The village has a compact, nineteenth-century character organized around a village green, with a commercial district dominated by two and three-story attached buildings. The Woodstock Village Historic District is listed in the National Register of Historic Places.

Marsh-Billings-Rockefeller National Historical Park [hereafter, “the park”] forms a prominent forested and agricultural landscape along the northern edge of the village, approximately one-quarter mile from the village green across the Ottauquechee River, a major tributary of the Connecticut River. The park entrance is located on River Street directly off Elm Street/Route 12, a two-lane state highway leading north from the village center to nearby ski areas, as well as to Interstate 89 approximately 15 miles away.

Within the park are two component landscapes that comprise the core of the historic Billings Estate: the Mansion grounds and forest, 555 acres operated by the National Park Service and legislatively identified as the “Historic Zone” of the park; and the farm, 88 acres privately owned and operated by The Woodstock Foundation, Inc. as Billings Farm & Museum and legislatively identified as the “Protection Zone” of the park. Billings Farm & Museum also includes approximately 112 additional acres outside the boundaries of the park; the association of these lands with the Billings Estate has not been documented for this CLI. A third component is the “Scenic Zone,” consisting of 301.5 acres of privately owned land on Blake Hill and Mount Peg that is non-contiguous with the park proper (Historic and Protection Zones).

The Billings Estate at one time contained a significant amount of property outside of the existing park boundaries. Three parcels in particular were historically important parts of the Mansion grounds and forest (Historic Zone): Billings Park, a 136-acre town park occupying the North and South Peaks of Mount Tom, was subdivided from the estate in 1953, but it continues to be an integral part of the larger forest landscape, accessed by common carriage roads and bridal trails, and also within the viewshed of the Mansion grounds. The half-acre Gardener’s Cottage property at 3 North Street was part of the Mansion grounds, but was subdivided from it in 1992 prior to creation of the park. There is also a third parcel, the Sterling Property at 1 River Street that prior to 1951 was part of the Mansion grounds, and which today retains features that contribute to the historic character of the park. Because these parcels are not within the park boundaries, they are not being inventoried for the CLI.

The Mansion grounds and forest that comprise the National Park Service-owned Historic Zone are located on the west side of Elm Street, opposite Billings Farm & Museum. The Mansion grounds are typically defined by that part of the park within the boundaries of the Village of Woodstock (the municipal boundary runs roughly parallel with the west side of the Upper Meadow), while the forest is the land to the west in the Town of Woodstock. Physically and functionally, however, these two

components overlap on the Mansion grounds hill, a foothill of Mount Tom that rises immediately west of the Mansion. The park shares visitor services with Billings Farm & Museum including a parking lot and a visitor center for ticket sales, gift shop, and theater. Visitors access the Mansion grounds from Billings Farm & Museum via a cross walk on Elm Street/Route 12, and proceed up the Secondary Entrance Drive to the Carriage Barn Visitor Center. The primary access to the forest is from the Mountain Road (main carriage road) at the north end of the Mansion grounds at Elm Street/Route 12, with secondary access located at the extreme west end of the park on Prosper Road.

LANDSCAPE DESCRIPTION: MANSION GROUNDS

On the approach over the Elm Street Bridge, the Mansion grounds appear as an elevated, forested landscape interspersed with lawn and punctuated by the late nineteenth-century gabled roofs of the Mansion. The landscape consists of two main parts: the Mansion terrace, an elevated, relatively level area of manicured grounds set apart from the street by a three-foot high stone wall and perimeter conifer plantations; and the Mansion grounds hill, a rustic, forested landscape occupying the eastern foothill of Mount Tom that rises to the immediate west of the Mansion and forms a transition zone between the formal grounds and the forest. The Mansion grounds landscape reflects the enduring popularity of the English or Natural style in American landscape design, characterized by sweeping lawns, informally-placed specimen trees, and curving drives. Frederick Billings built this landscape based in part on a conceptual plan made in 1869 by the landscape gardener Robert Morris Copeland, but added a distinctive character through his pioneering reforestation program. Billings made extensive use of the Norway spruce, which not only frame much of the perimeter of the landscape, but also cover much of the Mansion grounds hill, forming an imposing backdrop to the Mansion. The great height of these trees—many of which are now over 130 years old—enhances the natural topography of the landscape. Billings' heirs added a series of improvements that reflected Neoclassical and Arts and Crafts-inspired design characteristic of the turn of the century. This late nineteenth-century landscape has survived in large part to the present, with an overlay of improvements made by the Laurance S. and Mary F. Rockefeller in the late 1950s and early 1960s that gave the landscape greater spaciousness and simplicity.

The formal entrance to the Mansion grounds, now closed to regular use, is by a curving entrance drive off Elm Street that begins at a 'Y' intersection. The drive terminates in a circular turn-around, designed by the landscape architect Martha Brookes Hutcheson in 1902, which passes beneath the Mansion's porte-cochere. The Mansion, a rambling Queen-Anne style brick house rebuilt according to the design of Henry Hudson Holly in 1885-1886 around the core of the second Marsh house (built 1805-1807), is the focal point of the landscape. The building faces east toward a view of the floodplain meadow of the Billings Farm & Museum, with wooded hills framing the distance. The lawn surrounding the Mansion slopes gently toward Elm and River Streets, which are screened by a hemlock hedge dating from 1905 with supplemental screening plantings behind it, and mature Norway spruce plantations. Pedestrian access from the village was historically through a curving path leading from the Elm Street Bridge across the lawn south of the Mansion, passing a large, native boulder. Two rustic twig summerhouses, built in c.1874-1875, remain at the pedestrian entranceway.

Mansion Grounds and Forest

Marsh-Billings-Rockefeller National Historical Park

To the north and west of the Mansion along the base of the hill and a grassy swale are the historic service buildings, including the 1895 Carriage Barn (rehabilitated in 1998-1999 into the park's visitor center and offices), a 1908 garage, and a c.1870 coachman's house (now park staff residence). The service buildings were historically accessed by a service drive leading from Elm Street around the back of the Carriage Barn to the Mansion, which was bypassed with a new drive built through the swale in 1978. East of this drive and swale, nestled in the perimeter plantations, is a tennis court, the origins of which date back to a croquet ground built in 1872 on the site of the first Marsh house.

To the rear (southwest) of the Mansion is a complex of buildings and gardens positioned on terraces built between the hill and River Street. The focal point of the complex is the Belvedere, a Swiss Cottage-style building originally designed by Detlef Lienau in c.1872 as part of a complex that included four greenhouses built by Lord's Horticultural Works and a bowling alley. A surviving greenhouse, rebuilt in 1902 by Lord & Burnham Company, extends off the bowling alley to the west of the Belvedere, with the foundations of two others extending to the south. These foundations were converted into a swimming pool in 1931, and between 1959 and 1962, the Rockefellers altered the pool area by constructing a terrace and patio. At the same time, they also commissioned the landscape designer Zenon Schreiber to add a series of rock gardens to provide a transition from the pool terrace to the adjoining lawn. At the west end of the greenhouse, the Rockefellers also added a utility building known as the Garden Workshop in c.1958, and in c.1968, built a small putting green south of the greenhouse attributed to the design of Robert Trent Jones.

South of the pool and putting green are the Neoclassical Revival-style Terrace Gardens, commissioned by Billings' daughter Laura and built between 1894 and 1899 according to the design of Charles A. Platt. The centerpiece is the Flower Garden (also known as the Foursquare Garden), a quincunx-plan garden with an antique, white-marble Italian fountain in the center, and a planting design dating to the 1950s. A 400'-long axis, known as the Long Terrace, consists of two stepped terraces, the upper one of which extends to a Neoclassical bench designed by Platt, with a vista of Mount Tom in the distance. The Long Terrace was altered in the 1950s into its present open lawn partially bordered by hemlock hedges.

West of the Mansion and north of the Terrace Gardens rises the hill, a name which was also historically used for the entire Mansion grounds. The forest on the hill, which is integral with the rest of the park's forest, consists of an old-growth deciduous woodlot and oak grove dating from the Marsh period, and aged plantations established by Frederick Billings, his earliest set out in c.1874 on the steep hillside north of the Belvedere. Billings planted Norway spruce, hemlock, white pine, European larch, and sugar maple, and today a large part of these early plantations have become naturalized with the native northern hardwoods forest, although several stands still illustrate their original species composition and planting patterns. Throughout the forest are graded-earth carriage roads that are part of an extensive network leading up to Mount Tom that was built largely by Frederick Billings.

On the southern and eastern slopes of the hill closest to the Mansion are a series of rustic gardens, generally known today as the "Hillside Gardens." The earliest of these gardens is the Lily Pond, a small, naturalistic pond located on the east slope west of the Carriage Barn and Mansion, dating to

c.1885 with a waterfall added in c.1901. Surrounded by ferns and other woodland plants, the Lily Pond is accessed by a winding path leading from a set of stone steps near the Mansion parking area. South of the Lily Pond on the rocky slope adjoining the Belvedere is the Waterfall Garden, a series of four pools and cascading rills accessed by winding paths with stone and wood steps. This garden was originally built in c.1897 as part of Elizabeth Billing's Fernery, where she planted native and exotic ferns in the understory of a native oak grove and Norway spruce plantation. Between 1966 and 1969, the Rockefellers had landscape designer Zenon Schreiber rebuild the waterfall and establish a great variety of woodland plants, diversifying the fern plantings that remained from Elizabeth Billings' time. Extending up the hillside between the Waterfall Garden and the Lily Pond is a grass-covered drive (Wood Drive) attributed to the design of landscape architect Martha Brookes Hutcheson and built in c.1904. Along the drive north of the Waterfall Garden is a rustic stone wall with a set of steps leading up to a stone ledge bench. Where the drive turns west near the top of the hill is the Bungalow, a Craftsman-style retreat designed by Harold Van Buren Magonigle for Mary Montagu Billings French and completed in 1917.

At the level top of the Mansion grounds hill is a rectangular-shaped pasture enclosed by mature plantations, accessed by a road leading up the hillside from the Belvedere. Known as the Upper Meadow, this space was the site of the Billings' kitchen garden, designed by R. M. Copeland in his 1869 plan for the grounds. The rectangular shape of the space still reflects the limits of the original garden. The present character of the Upper Meadow, consisting of meadow grass and a through-road connecting the Upper Meadow road and the Wood Drive, was established by the Rockefellers in c.1961 for use as a horse pasture. At the same time, they had a small horse shed built on the south side of the meadow, where a garden shed built in c.1874 had stood. The through-road follows the general alignment of one of the original garden roads laid down in the early 1870s, which in turn followed the general alignment of the road from the Mansion to Mount Tom that existed during the Marsh period prior to 1869. A portion of this road remains intact north of the Upper Meadow, complete with an early stone retaining wall.

The north slope of the hill extending from the Bungalow and Upper Meadow north to Route 12 is the portion of the Mansion grounds that is open to free public access, as it has been for generations. This area of the hill was characterized by utilitarian forestry uses prior to the middle of the twentieth century, more part of the farm operations than the domestic grounds of the estate. Access to this area is via the main road to Mount Tom, built in c.1872 and today generally known as the Mountain Road or the main carriage road. The beginning of this road branches off the service drive leading to the Carriage Barn, just off Elm Street. The estate's forestry operations were centered at the Woodshed, a long frame building constructed in 1876 on north side of the Mountain Road. Adjoining the Woodshed to the east is an open meadow, which historically functioned as the estate's lumberyard. On the north side of this space is the Forest Center, a recently completed building designed for meeting and classroom space. West of the Woodshed within a naturalized conifer plantation are the remnants of a naturalistic garden, known as the Woodland Garden, which was built in c.1980 as an attraction for guests of the Woodstock Inn and other local tourists. Maintenance of the Woodland Garden was curtailed after c.1992 and little remains of the original plantings or built features.

LANDSCAPE DESCRIPTION: FOREST

The forest is generally identified as the land extending from the Mansion grounds hill west to the western perimeter of the park at Prosper Road. The forest, including open fields and water features, stretches approximately one and three-quarter miles from east to west across the northern side of Mount Tom (the summit of Mount Tom is outside of the park), and about three-quarters of a mile at its maximum from north to south. Although primarily forested, the area also includes scattered meadows, open water (the Pogue), and is crisscrossed by a network of carriage roads, skid roads, bridal paths, cross-country ski trails, and hiking trails. The topography rises from 700 feet to approximately 1450 feet above sea level, with prominent elevations including the West Ridge west of the Pogue and the North Ridge north of the Pogue. While there are no surviving buildings within the forest outside of the Mansion grounds, there are structures such as stone retaining and pasture walls, wells, stone causeways and culverts, and an earthen dam, plus small-scale features including stone horse troughs, signs, benches, and designed views and vistas. Prior to the mid-twentieth century, the forest contained farmhouses, barns, and outbuildings associated with Hill Top Farm located south of the Pogue (site presently outside of park boundaries), and the McKenzie Farm on Prosper Road. Largely intact foundations from the McKenzie farmhouse and barns remain on Prosper Road. There was also a sugar house located off the north side of the Mountain Road near the Mansion grounds, and a boat house on the south side of the Pogue.

The forest is comprised of a patchwork of the following forest types: hemlock-northern hardwood forest (136 acres), native conifer plantations (112 acres), northern hardwood forest (57 acres), hemlock forest (55 acres), sugar maple-white ash forest (43 acres), exotic conifer plantations (40 acres), rich northern hardwood forest (14 acres), red maple-black ash swamp (14 acres), hemlock swamp (3 acres), northern hardwood limestone forest (9 acres), hemlock-oak forest (6 acres), and dry oak forest (0.1 acres). Maintained fields/pastures (43 acres), the Pogue (14 acres), landscaped grounds (8 acres), and temperate calcareous outcrop/cliffs (1 acre) comprise the remainder of the 555-acre Historic Zone.

Plantation stands were established by Frederick Billings and his heirs on eroded slopes and exhausted pastures to provide timber products, stabilize soils, and enhance the aesthetics and recreational value of the landscape. Forestry and reforestation in particular was pioneered as a conservation practice following the Civil War, in keeping with the conservation philosophy of George Perkins Marsh, and then widely practiced and institutionalized throughout the Northeast in the early twentieth century. In keeping with broader trends in Vermont forestry, reforestation on the estate diminished in the 1950s. Under the management of Billings Farm, Inc. and the Rockefellers, the plantations and rest of the hardwood and mixed forest stands on the estate continued to be managed through the end of the twentieth century for aesthetic and recreational purposes as well as for timber products and firewood.

The oldest plantations are located on the eastern portions of the forest within and near the Mansion grounds and along the west side of Mount Tom on Hill Top Farm. Influenced by European planting techniques and research, these were planted during Frederick Billings' lifetime using species including Norway spruce, white pine, hemlock, white ash, European larch, and sugar maple. Following his death in 1890, Billings' heirs maintained his pioneering reforestation program under the direction of farm

manager George Aitken until his death in 1910. Younger plantations made after this time through c.1952, during a period when reforestation had become an institutionalized conservation practice, are found primarily at the western end of the forest in the Historic Zone on and around the former Hill Top and McKenzie farms. These younger plantations typically retain a greater percentage of their original species and planting patterns than is evident in the older plantations, which have in some instances become naturalized with northern hardwoods and native conifers.

In order to access the forest, Frederick Billings built a system of carriage roads radiating west from the Mansion grounds up and over Mount Tom. Built of graded earth following old farm roads and new, naturalistic alignments, Frederick Billings intended the carriage roads for both utilitarian forestry and recreational purposes, and for both his family and the community. The primary road is the Mountain Road, built in c.1872 partly on the alignment of a Marsh-period road that extended from the Mansion through the Upper Meadow. The Mountain Road begins at Elm Street near the Double Cottage, and extends westerly past the Woodshed and yard to the Pogue, where it terminates at a loop built in c.1891. Off the north side of the Pogue Loop extends the North Ridge Loop, built in the early 1890s. Extending westerly from this road to the western boundary of the park at Prosper Road is the McKenzie Road, an extension of an earlier farm road built following the estate's acquisition of the McKenzie Farm in 1894. To the southeast of the Pogue Loop is a road that originally accessed Hill Top Farm, acquired in 1884 and now partly outside of the park. A major extension of this road, completed in 1887, leads to the South Peak of Mount Tom with its panoramic view over Woodstock village. Most of this road is within the Town of Woodstock's Billings Park. The main carriage roads are annually regraded, and all remain open for free public, non-vehicular use.

Numerous skid roads were cut throughout the forest for utilitarian forestry and agricultural purposes during, and likely before, the Rockefeller period. Some of these roads remain, but as the layout of skid roads changed in response to the location and type of forestry work, others have undoubtedly disappeared. There is also an extensive network of skid trails, bridle paths, and hiking trails throughout the forest that probably date to the late nineteenth and early twentieth centuries. A system of groomed cross-country ski trails was established on new trails as well as extant carriage roads, trails, and former skid roads by the Woodstock Ski Touring Center (Woodstock Resort Corporation) in the 1970s.

While forestry and recreation were primary land uses historically, there were also other agricultural land uses within the forest through the early twentieth century. Crops such as apples, grains, potatoes, livestock, and maple sugar supplemented the main farm operations on the Ottauquechee River floodplain. Most of these uses were concentrated at Hill Top Farm, located east of Mount Tom, and the McKenzie Farm at the western end of the park along Prosper Road. These agricultural uses largely ceased by the Rockefellers' tenure during the second half of the twentieth century, except for haying which is continued today by Billings Farm & Museum. There are five meadows and agricultural fields that are maintained within the forest in addition to the Upper Meadow and Woodshed yard within the Mansion grounds. The two largest are the Elm Lot, located south of the Pogue, and the Summer Pasture, a hilltop pasture east of the Pogue. Smaller hayfields include the Maple Lot adjacent to the Elm Lot, and the Spring Lot northeast of the Summer Pasture. The French Lot on the west side of Mount Tom that extends slightly beyond the park boundaries into the property historically part of Hill

Top Farm and later developed as a home by John French (II).

SIGNIFICANCE SUMMARY

The purpose and significance of Marsh-Billings-Rockefeller National Historical Park is legislatively established to interpret the history and evolution of conservation stewardship in America, the birthplace and contributions of George Perkins Marsh, the contributions of Frederick Billings, the contributions of Laurence S. Rockefeller, and to preserve the Mansion and surrounding lands. The Mansion grounds and forest, part of the park's Historic Zone, is significant under National Register Criterion B for association with three individuals prominent in the American conservation movement – George Perkins Marsh, Frederick Billings, and Laurance Spelman Rockefeller; under National Register Criterion A for its association with the history of conservation in forestry and as an example of a model farm in the history of agriculture in Vermont; and under National Register Criterion C in the area of agriculture as an example of a model farm in Vermont and in the area of landscape architecture as an example of landscape design during the Country Place Era, including the work of a master, Charles A. Platt. The park may be significant under Criterion C in the area of architecture for its late nineteenth- and early twentieth-century architecture. The contributions of Julia Billings, Mary Montagu Billings French, and Mary French Rockefeller (Billings' wife, daughter, and granddaughter, respectively) in perpetuating the heritage of the Billings Estate are recognized in the enabling legislation, but their specific roles have not been extensively researched to date.

The 1992 enabling legislation for what was initially called "Marsh-Billings National Historical Park" does not state a specific period of significance, but as noted above does identify the significant association with George Perkins Marsh, Frederick Billings, Mary French Rockefeller, and Laurance Spelman Rockefeller in perpetuating the Marsh-Billings heritage. The national significance of the park's association with the Rockefellers was further emphasized by Congress through addition of the Rockefeller name to the park in 1998. The period of significance, therefore, begins in 1801 with the birth of George Perkins Marsh, and extends through the end of the life estate of Laurance S. Rockefeller in 1997. The dates are based on the 1992 and 1998 legislation, and also reflect current landscape research and analysis found in the List of Classified Structures (1995); General Management Plan (1998); Cultural Landscape Report for the Forest, Volume 1 (2000); additional analysis documentation completed for the Cultural Landscape Report for the Forest, Volume 2 (draft 2004); Cultural Landscape Report for the Mansion Grounds (2005); and the Forest Management Plan and Environmental Assessment (2006). The period of significance is divided into five eras corresponding to changes in ownership and land use. These include: Marsh period (1801-1869), Frederick Billings period (1869-1890), Estate of Frederick Billings period (1890-1914), French-Billings period (1914-1954), and the Rockefeller period (1954-1997).

ANALYSIS AND EVALUATION SUMMARY

For the Mansion grounds and forest, all landscape characteristics and associated features that were extant by the end of the period of significance (1997) and retain integrity sufficient to illustrate the historic associations for which the property is significant, are considered contributing. Because the end

Mansion Grounds and Forest

Marsh-Billings-Rockefeller National Historical Park

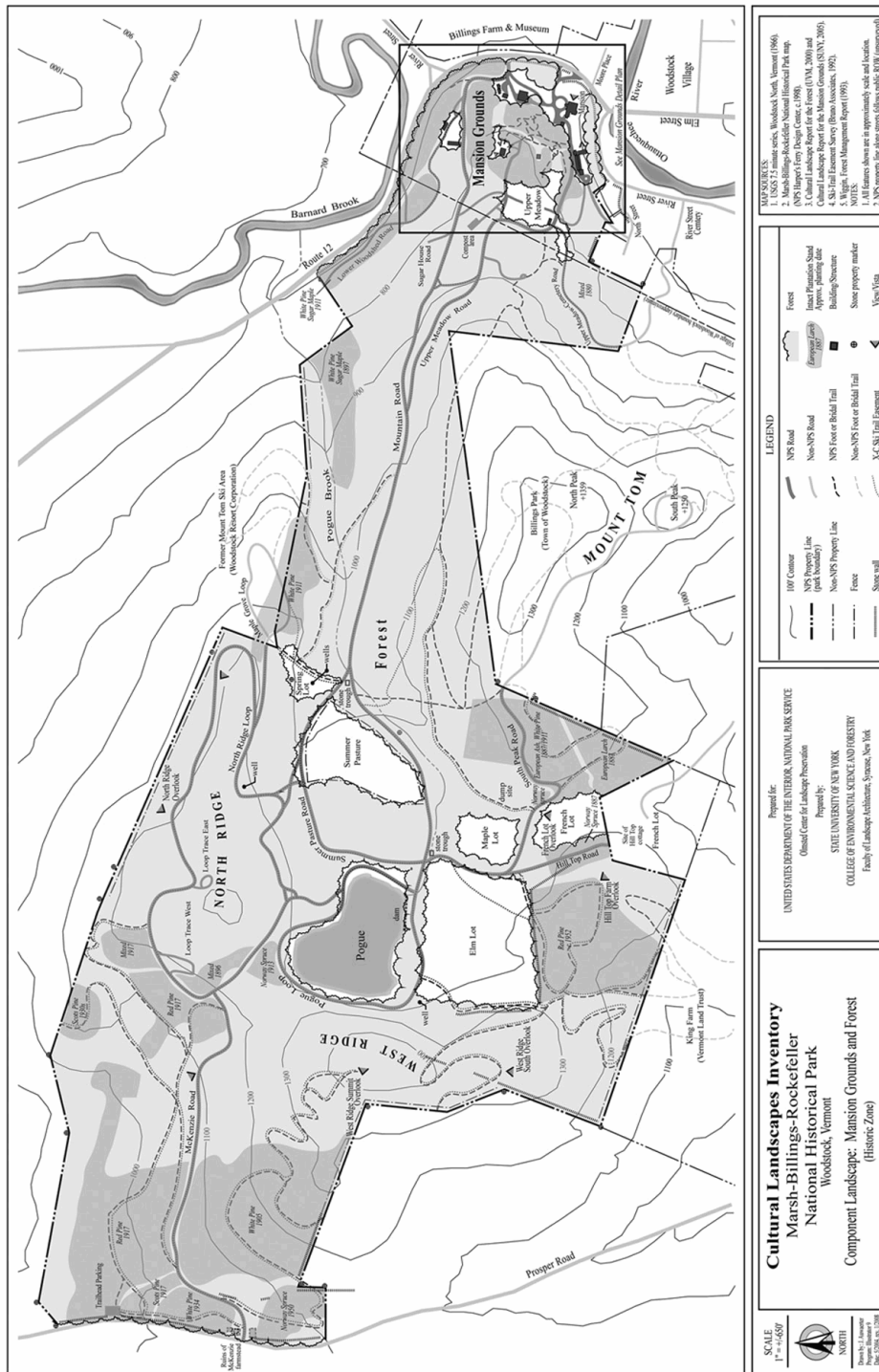
date of the period of significance is so recent, and the areas of significance (conservation, landscape architecture, architecture, agriculture) so comprehensive, most all of the features within the Historic Zone are contributing. Except for the recently constructed Forest Center near the Woodshed, the non-contributing features are largely limited to handrails, lampposts, benches, gates, and signs added by the National Park Service since 1998.

The Rockefellers, whose tenure extended to the end of the period of significance in 1997, maintained the Mansion grounds and forest in generally excellent condition. The drives, lawns, shrubs, flowerbeds, and buildings on the Mansion grounds were meticulously maintained by dedicated staff as well as by contractual horticultural and design professionals. The condition of the Hillside Gardens, however, declined somewhat during the 1990s prior to public opening of the park. The forest was well tended through management by the Rockefellers' professional forester (who also managed other forested land belonging to the Woodstock Resort Corporation), for both aesthetic and recreational purposes, utilitarian timber production, and forest health. The National Park Service is continuing the historic tradition of stewardship at the property as it fulfills its legislated mandate for preservation, education, and interpretation within the theme of conservation. In general, the National Park Service has continued to maintain the landscape in good condition, although the condition of some features has declined since the end of the historic period. No landscape features appear to be in a threatened condition although the plantings within the Hillside Gardens have further deteriorated and the continued growth of successional vegetation is obstructing some of the vista clearings. Work is underway to improve some of the vistas.

Site Plan

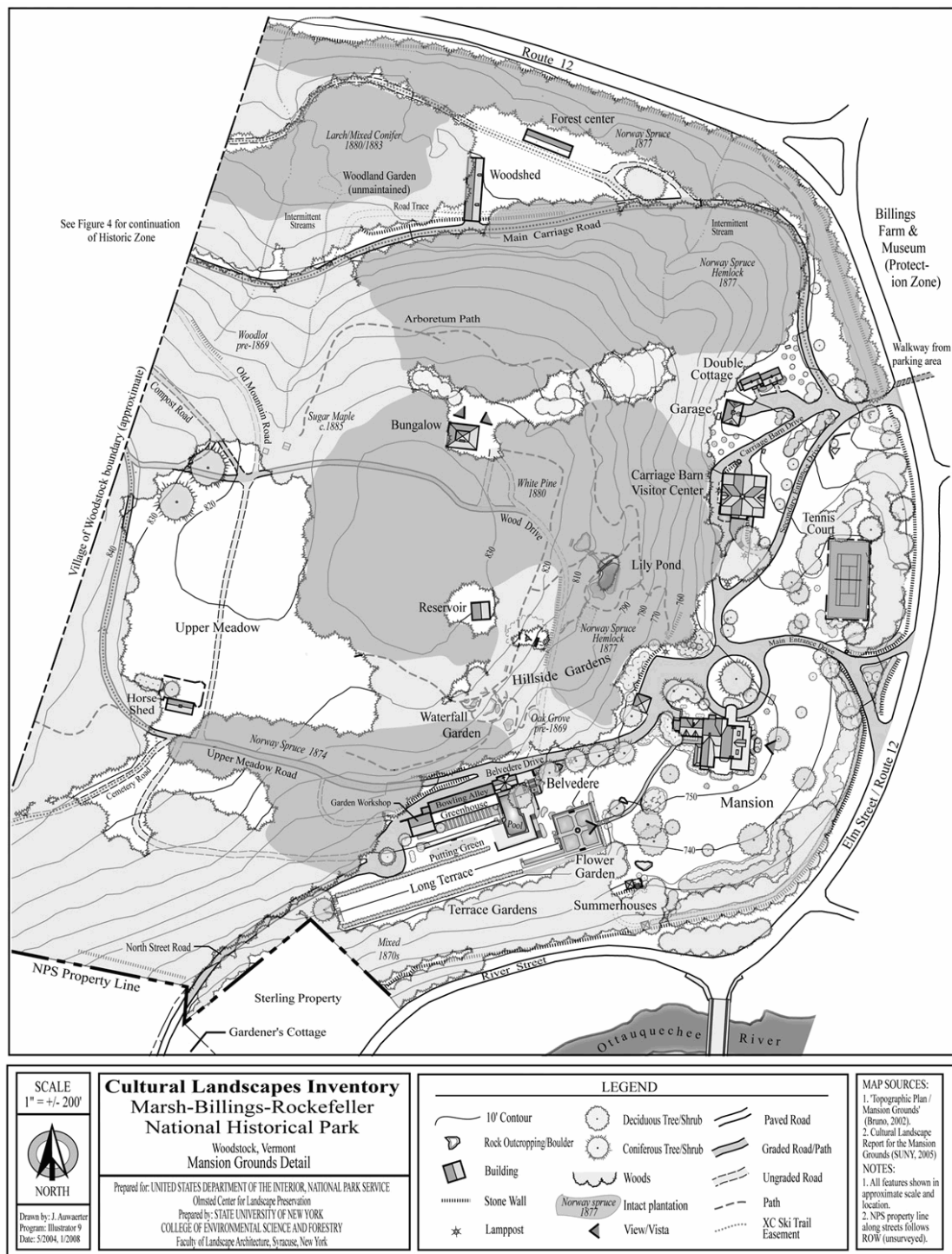
Mansion Grounds and Forest

Marsh-Billings-Rockefeller National Historical Park



Site plan of Marsh-Billings-Rockefeller National Historical Park (NHP), Mansion grounds and forest (Historic Zone). (State University of New York - SUNY, College of Environmental Science and Forestry - ESF, 2008)

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park



Site plan of Marsh-Billings-Rockefeller NHP, Mansion grounds detail. (SUNY-ESF, 2008)

Property Level and CLI Numbers

Inventory Unit Name:	Mansion Grounds and Forest
Property Level:	Component Landscape
CLI Identification Number:	650155
Parent Landscape:	650015

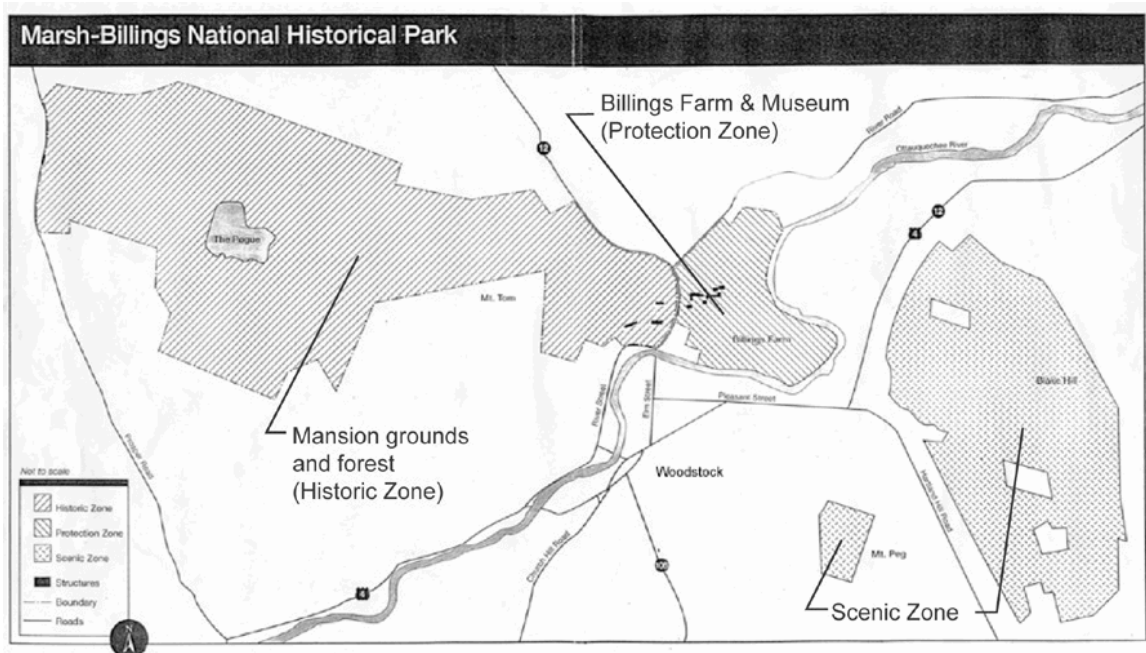
Park Information

Park Name and Alpha Code:	Marsh-Billings-Rockefeller National Historical Park -MABI
Park Organization Code:	1818
Park Administrative Unit:	Marsh-Billings-Rockefeller National Historical Park

CLI Hierarchy Description

Marsh-Billings-Rockefeller National Historical Park consists of the core of the historic Billings Estate and its three main parts: Mansion grounds, forest, and farm. The park's federally-owned component, encompassing the Mansion grounds and forest on and around Mount Tom, is the largest at 555 acres. It is legislatively identified as the "Historic Zone" of the park and is administered by the National Park Service. The privately-owned component of the park, encompassing the main farm of the Billings Estate, consists of 88 acres on the Ottauquechee River floodplain. It is legislatively identified as the "Protection Zone" of the park and is owned and operated by The Woodstock Foundation, Inc. as Billings Farm & Museum. A third component is the "Scenic Zone," consisting of 301.5 acres of privately owned land on Blake Hill and Mount Peg that is non-contiguous with the park proper (Historic and Protection Zones). The federal government owns development rights (scenic easements) on this acreage in order to protect the east viewshed from the Mansion, but does not own or directly manage the property.

For the purposes of this CLI, the entire park is classified as a parent landscape with two component landscapes – Mansion grounds and forest (Historic Zone) and Billings Farm & Museum (Protection Zone) – that comprise the entire parent landscape except for the Scenic Zone. There are no plans to conduct a CLI for the Billings Farm & Museum component landscape at this time. The Scenic Zone of the park is also not being inventoried as a component landscape for the CLI.



Map of park showing Mansion grounds and forest (Historic Zone) and Billings Farm & Museum (Protection Zone) component landscapes. The Scenic Zone is private property outside of park boundaries. (Marsh-Billings-Rockefeller NHP)

Concurrence Status

Inventory Status: Complete

Completion Status Explanatory Narrative:

A Level 0/Level 1 inventory and site visit were undertaken on 04/10/1998 by David Uschold and Mat Gonshorowski. A Level 2 inventory and site visit was undertaken on 09/01/02 by John Auwaerter. The report was submitted for park review in June 2004. Review comments by Christina Marts, John Gilbert, and Janet Houghton were received in January 2005. The report was resubmitted for park review in February 2008 and park comments were received in May 2008.

Concurrence Status:

Park Superintendent Concurrence:	Yes
Park Superintendent Date of Concurrence:	06/26/2008
National Register Concurrence:	Eligible -- SHPO Consensus Determination
Date of Concurrence Determination:	08/13/2008

National Register Concurrence Narrative:

On August 13, 2008, the Vermont Division for Historic Preservation concurred with National Park Service's categorizations of the Mansion grounds and forest landscape resources and features as contributing, noncontributing, and undetermined.

Concurrence Graphic Information:

CULTURAL LANDSCAPES INVENTORY
CONCURRENCE FORM

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

Marsh-Billings-Rockefeller National Historical Park concurs with the findings of the Cultural Landscape Inventory (CLI) for the Mansion Grounds and Forest including the following specific components:

MANAGEMENT CATEGORY: Must Be Preserved and Maintained

CONDITION ASSESSMENT: Good

Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements will cause the inventory unit to degrade to a poor condition.

Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

The Cultural Landscape Inventory for the Mansion Grounds and Forest is hereby approved and accepted.



Superintendent, Marsh-Billings-Rockefeller National Historical Park

6/26/2008
Date

Park concurrence on the findings of the CLI was received on June 26, 2008.

Geographic Information & Location Map

Inventory Unit Boundary Description:

The National Park Service-owned Mansion grounds and forest (Historic Zone of Marsh-Billings-Rockefeller National Historical Park) encompass the core of the historic Billings Estate excepting the main farm property, today the Billings Farm & Museum (Protection Zone). The boundaries of the Mansion grounds and forest follow an irregular pattern that extends from Elm Street/Route 12 on the east, west across the north side of Mount Tom to Prosper Road, a distance of approximately one and three-quarter miles. At its widest point near the Pogue, the park measures from north to south approximately three-quarters of a mile.

From near the intersection of North Street and River Street proceeding counter-clockwise (east), the boundary of the park follows the public right-of-way along River Street and Elm Street/Route 12 for approximately 3,700 feet. The exact boundary between the park and the public right-of-way has not been documented, but probably corresponds with a stone wall that runs along the perimeter of the Mansion grounds. At approximately 1,900 feet west of the intersection of River Road, the boundary leaves the public right-of-way along Route 12 and turns south and then west for approximately 3,000 feet along property owned by the Woodstock Resort Corporation (former Mount Tom downhill ski area). Except for a jog to the north at the west side of the former ski area, the park boundary extends largely due west for approximately one mile until it intersects Prosper Road, a town road. The park boundary follows the public right-of-way of Prosper Road south for 2,090 feet along a stone wall. The boundary then turns east for 2,000 feet and then south for 1,200 feet along private property, and then another 2,000 feet east along property owned by the Vermont Land Trust and known as “King Farm,” a National Register-listed property. Off the northeast corner of the King Farm, the park boundary jogs around the French lot and another parcel of private property known as “Togo Hill” adjoining the west slope of Mount Tom for a total distance of approximately 3,100 feet. The park boundary extends around the west, north, and east sides of Billings Park (Town of Woodstock) on the North and South Peaks of Mount Tom for a distance of approximately one mile, then borders small residential properties along North Street (including the Gardener’s Cottage and Sterling Property, owned by the Woodstock Resort Corporation) before rejoining the public right-of-way along River Street at the Mansion grounds.

State and County:

State: VT

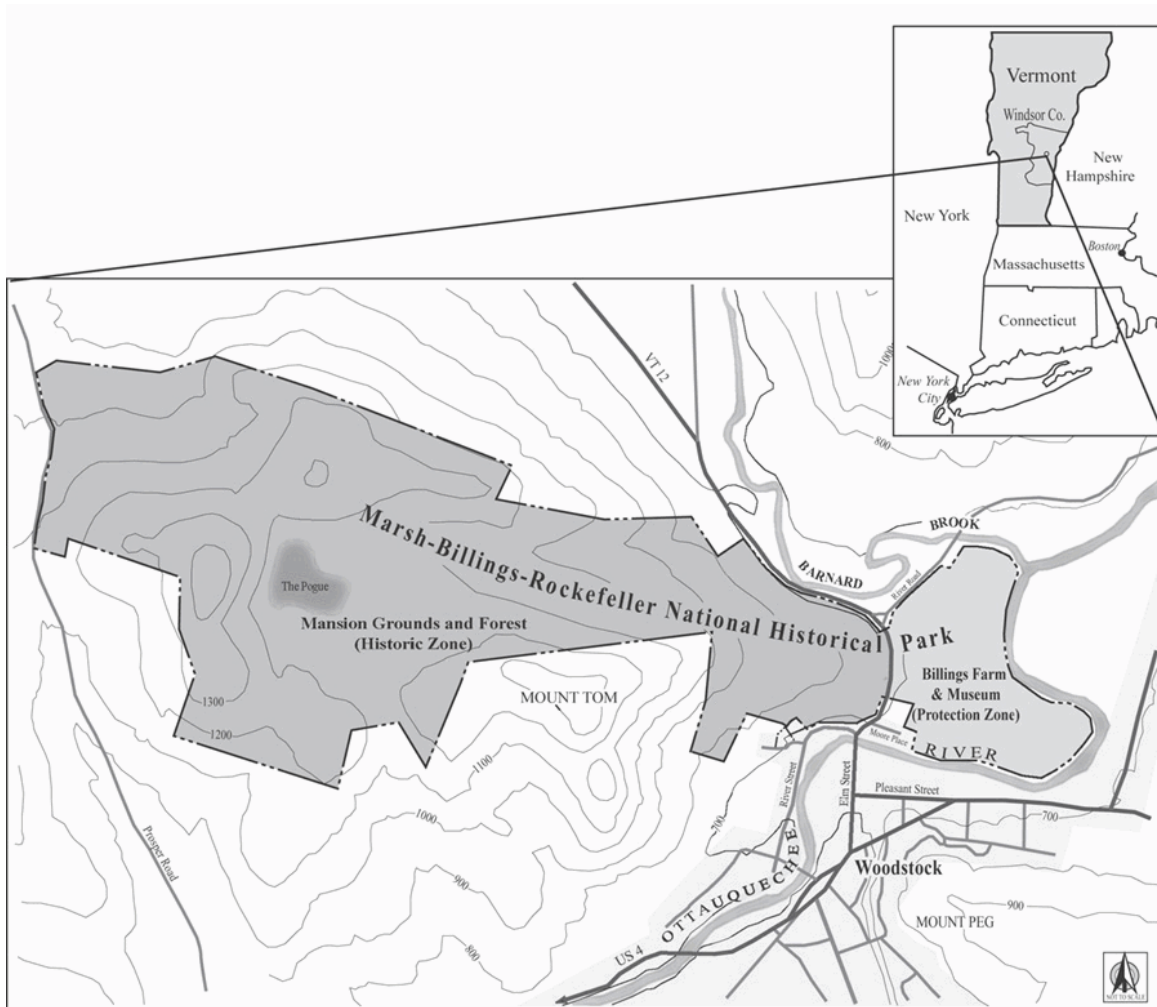
County: Windsor County

Size (Acres): 555.00

Boundary UTMS:

Source:	USGS Map 1:24,000
Type of Point:	Point
Datum:	NAD 83
UTM Zone:	18
UTM Easting:	700,078
UTM Northing:	4,833,913

Location Map:



Location of Marsh-Billings-Rockefeller NHP (Historic and Protection Zones) in relation to Woodstock village and the Northeast region. (SUNY-ESF, 2008)

Regional Context:

Type of Context: Cultural

Description:

Due to its protected location overlooking the broad floodplain of the Ottauquechee River, the Mansion grounds have long been a favored location for human habitation, likely dating back to Western Abenaki people. This site was also among the earliest to be settled by Europeans, who built houses, pastures, and gardens beginning in the late eighteenth century, in part taking in the broad views made possible by the elevated position of the land. The Mount Tom forest was used for less intensive purposes due in large part to its hilly, rocky landscape. Farms were also established by the late eighteenth century west of Mount Tom, but these tended to be marginal in productivity and eventually disappeared during the early twentieth century. The hilly, forested landscape instead proved to be best suited for forestry and recreation through the twentieth century. Ownership by the prominent, wealthy, and conservation-minded Marsh, Billings, and Rockefeller families has helped to preserve much of the property's forested and rural landscape, despite its position along a state highway adjoining developed portions of Woodstock village.



Looking west at open fields of Billings Farm & Museum and forest of Marsh-Billings-Rockefeller NHP, visible in the center. Woodstock is at left and Green Mountain range is at far distance. (Marsh-Billings-Rockefeller NHP, General Management Plan, 1998)

Type of Context: Physiographic

Description:

Marsh-Billings-Rockefeller National Historical Park is located in hilly east-central Vermont between the Green Mountains to the west and the Connecticut River to the east. This portion of the state is within the physiographic zone known as the Vermont Piedmont, a once-level landmass that was uplifted through tectonic action and subsequently eroded into hills and valleys, in large part through glacial action. The park's Historic Zone occupies elevated ground on and around Mount Tom, with the Mansion grounds on the uppermost terrace above the Ottauquechee River floodplain and extending onto the eastern foothill of Mount Tom. The forest extends across the north slope of Mount Tom to a series of ridges, including the West Ridge near the Pogue, which has an elevation of over 1,420 feet, taller than the North and South Peaks of Mount Tom.

Type of Context: Political

Description:

The Mansion grounds and forest are located in the Town and incorporated Village of Woodstock, Windsor County, Vermont. Woodstock is located in the center of the county and is the county seat. The boundary between the village and town runs roughly north to south just west of the Upper Meadow, forming the general dividing line between the Mansion grounds and forest. While the town and village each have their own set of zoning laws and own political representation, they share administrative offices. The Mansion grounds are located within the National Register-listed Woodstock Village Historic District, protected through a local preservation ordinance.

Management Unit: MABI

Tract Numbers: Tract # 20:51:03, Map #150125, Name/address – USA [Mansion grounds, 33.57 acre], Village of Woodstock
Tract # 04:02:23, Map # 150125, Name/address – USA [Forest, 42.1 acre], Town of Woodstock
Tract # 04:02:25, Map # 150125, Name/address – USA [Forest, 362.72 acre], Town of Woodstock
Tract # 30:21:05, Map # n/a, Name/address – USA [Forest, 3.4 acre], Town of Woodstock
Tract # 30:21:06-002, Map # n/a, Name/address – USA [Forest, 113.01 acre], Town of Woodstock

GIS File Description:

Management Information

General Management Information

Management Category: Must be Preserved and Maintained

Management Category Date: 06/26/2008

Management Category Explanatory Narrative:

The Mansion grounds and forest meet several of the criteria required to satisfy the “Must Be Preserved and Maintained” management category: the preservation of the landscape is specifically legislated; the landscape is related to the park’s legislated significance; and the landscape is nationally significant as defined by National Historic Landmark criteria or serves as the setting for a nationally significant structure or object.

Agreements, Legal Interest, and Access

Management Agreement:

Type of Agreement: Other Agreement

Expiration Date: NA

Management Agreement Explanatory Narrative:

The Woodstock Ski Touring Center (part of the Woodstock Resort Corporation) has an easement on most of the carriage roads and trails in the forest and a few segments of carriage roads in the Mansion grounds to operate and maintain groomed cross-country ski trails. The Center charges a fee in the winter for recreational use of the trails, including skiing, hiking, and snow-shoeing.

NPS Legal Interest:

Type of Interest: Less than Fee Simple

Explanatory Narrative:

The National Park Service interest in the 555 acres of the Mansion grounds and forest (Historic Zone) is less than fee simple due to an easement on the property owned by the Woodstock Ski Touring Center.

Public Access:

Type of Access: Other Restrictions

Explanatory Narrative:

The Mansion grounds are accessible to the public through ticketed admission and guided tour during limited hours. The forest is accessible to the public for free, non vehicular use from dawn to dusk, except during the skiing season. By terms of an easement that it holds over the property, the Woodstock Ski Touring Center (Woodstock Resort Corporation) charges a fee during the winter for recreational use of the cross-country ski trails it maintains in the forest.

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Description:

Mansion Grounds and Forest

Marsh-Billings-Rockefeller National Historical Park

The lands adjacent to the Mansion grounds and forest (Historic Zone) contribute to the significance of the landscape due to historic association, historic character/features, and/or historic setting. (The Billings Farm & Museum is a contributing adjacent land, but is within park boundaries.) While a comprehensive survey of adjacent lands has not been undertaken, the following properties outside the boundaries of the National Historical Park contribute to its significance based on available documentation (owners noted in brackets):

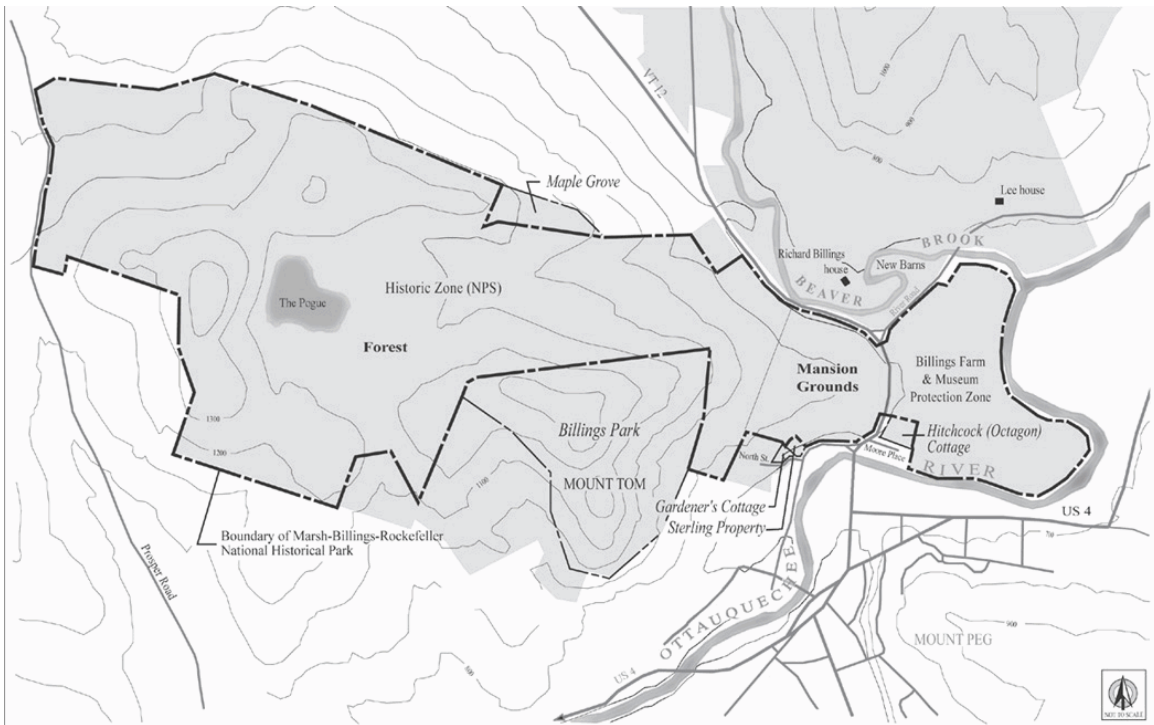
1. Gardener's Cottage, 3 North Street (Woodstock Resort Corporation). This property, purchased by Frederick Billings in 1872, was subdivided by the Rockefellers in 1992 prior to establishment of the National Historical Park. The house served as the residence of the head gardeners and other staff who cared for the Mansion grounds. The house retains a high level of historic integrity to the historic period.
2. Sterling Property, 1 River Street (Woodstock Resort Corporation). This property was subdivided from the Billings Estate in 1951, at which time a small house was erected. While the house does not contribute to the significance of the landscape, the landscape retains historic features including a portion of the perimeter stone wall, trees, and groves. The property is also significant from a management viewpoint because it is within the corridor of the Terrace Gardens vista of Mount Tom, and remains part of the overall setting of the Mansion grounds.
3. Maple Grove, northeast of the Spring Lot (Woodstock Resort Corporation). This property was subdivided at an undetermined date from the Billings Estate, likely as part of the development of the Mount Tom Ski area. The property retains historic features including a carriage road that is partially on the National Park Service property, stone walls, mature deciduous woods, and views to the northeast.
4. Hitchcock House/Octagon Cottage, 1 Moore Place (Estate of Ethan Hitchcock). This property contributes to the significance of the landscape because it was developed as part of the Billings Estate and main farm, although it was subdivided from the farm during the historic period, in 1961. The Octagon Cottage also contributes because it is the first Marsh house, relocated to the present site in 1869, and also served as the first Billings-period farm manager's house. The property appears to retain a moderate level of historic integrity, with alterations limited to vinyl siding of the house and changes in vegetation.
5. Billings Park (North and South Peaks of Mount Tom, Town of Woodstock). Although subdivided from the Billings Estate in 1954 during the historic period, Billings Park has remained an integral component of the forest portion of the park. It contains historic features that include the South Peak carriage road, the bridal path to the North Peak, a nineteenth-century hitching post, plantations, and the panoramic South Peak view.

The lands in the viewshed of the Mansion looking east toward Blake Hill and Mount Peg also contribute to the historic setting of the park, and are now in part included within the park's "Scenic Zone," in which the federal government owns development rights.

Mansion Grounds and Forest

Marsh-Billings-Rockefeller National Historical Park

Other lands may potentially contribute to the significance of the park due to association with the Billings Estate, notably large amounts of land extending northeast of the park that were once part of the estate, including the site of the “New Barns” off River Road built beginning in the 1880s. Further research would be necessary to determine if these properties contribute to the park (core of Billings Estate) by assessing historic integrity and association with the park’s historic contexts. Some of the adjacent lands were developed by Frederick Billings’ children, including the Richard Billings House (Woodstock Foundation offices) and Laura Billings Lee House (McDill House), both off River Road.



Map of Marsh-Billings-Rockefeller NHP illustrating adjacent lands that contribute to the historic significance of the property. The approximate maximum extent of the Billings estate during the early twentieth century is shown in gray. (SUNY-ESF, 2008)

National Register Information

Existing NRIS Information:

Name in National Register:	Marsh, George Perkins, Boyhood Home
NRIS Number:	67000023
Primary Certification:	Listed In The National Register
Primary Certification Date:	06/11/1967
Name in National Register:	Marsh--Billings--Rockefeller National Historical Park
NRIS Number:	03000282
Primary Certification Date:	08/26/1992

Significance Criteria:	A - Associated with events significant to broad patterns of our history
Significance Criteria:	B - Associated with lives of persons significant in our past
Significance Criteria:	C - Embodies distinctive construction, work of master, or high artistic values

Period of Significance:

Time Period:	AD 1801 - 1997
Historic Context Theme:	Transforming the Environment
Subtheme:	Conservation of Natural Resources
Facet:	Formation Of The Conservation Movement, 1870-1908
Other Facet:	None
Time Period:	AD 1801 - 1997
Historic Context Theme:	Transforming the Environment
Subtheme:	Conservation of Natural Resources
Facet:	Forest System Expands
Other Facet:	None
Time Period:	AD 1801 - 1997
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Landscape Architecture
Facet:	The Late Victorian Eclectic Landscape
Other Facet:	None
Time Period:	AD 1801 - 1997
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Landscape Architecture
Facet:	The Revival Of Classicism
Other Facet:	None
Time Period:	AD 1801 - 1997
Historic Context Theme:	Expressing Cultural Values
Subtheme:	Architecture
Facet:	Period Revivals (1870-1940)
Other Facet:	None
Time Period:	AD 1801 - 1997
Historic Context Theme:	Developing the American Economy
Subtheme:	Agriculture
Facet:	Plantation Agriculture
Other Facet:	None

Area of Significance:

Area of Significance Category:	Agriculture
Area of Significance Subcategory:	None
Area of Significance Category:	Conservation
Area of Significance Subcategory:	None
Area of Significance Category:	Landscape Architecture
Area of Significance Subcategory:	None

Statement of Significance:

The purpose and significance of Marsh-Billings-Rockefeller National Historical Park is legislatively established to interpret the history and evolution of conservation stewardship in America, the birthplace and contributions of George Perkins Marsh, the contributions of Frederick Billings, the contributions of Laurence S. Rockefeller, and to preserve the Mansion and surrounding lands. It is comprised of the federally-owned Mansion grounds and forest (Historic Zone) and the privately-owned Billings Farm & Museum (Protection Zone) that historically comprised the core of the Billings Estate. The park derives significance under Criterion B for its association with George Perkins Marsh, Frederick Billings, and Laurence S. Rockefeller and their contributions to the history of conservation through forestry. It is also significant under Criterion A in the area of conservation in forestry and as an example of a model farm in the history of agriculture in Vermont. The park also has significance as an example of a model farm in Vermont under Criterion C, as well as for illustrating the distinctive characteristics of landscape design during the Country Place Era and for illustrating the work of a master, Charles A. Platt. In the area of architecture, the park may be significant under Criterion C for its late nineteenth- and early twentieth-century architecture, including work by Henry Hudson Holly (Mansion), Detlef Lienau (Belvedere), Rossiter & Wright (Carriage Barn), Lord & Burnham (Greenhouse), and Harold Van Buren Magonigle (Bungalow). A comprehensive archeological survey for the park has been undertaken to document its potential significance under Criterion D.

The overall period of significance for the park begins in 1801 with the birth of George Perkins Marsh, and extends through the end of the Rockefellers' life estate at the property in 1997. This period is consistent with the park's enabling legislation, which recognizes the property's significance beginning with the contributions and birthplace of George Perkins Marsh through the contributions of Laurence S. Rockefeller (Public Law 102-350 [1992] and Public Law 105-277 [1998]).

The following statement of significance, organized by National Register criteria, discusses the park's

overall landscape and historic associations, with particular focus on the Mansion grounds and forest (Historic Zone). Significance in the area of architecture, and a comprehensive discussion of significance in the area of agriculture, are not included in this statement because of its focus on the landscape exclusive of Billings Farm & Museum (Protection Zone), which historically comprised one of the main agricultural components of the park. A discussion of archeological significance is beyond the scope of this CLI and is therefore not addressed. Additionally, the contributions of Julia Billings, Mary Montagu Billings French, and Mary French Rockefeller (Frederick Billings' wife, daughter, and granddaughter, respectively) in perpetuating the heritage of the Billings Estate are noted in the park's enabling legislation, but their specific roles have not been extensively researched to date.

NATIONAL REGISTER CRITERION B: ASSOCIATION WITH PERSONS SIGNIFICANT IN OUR PAST

George Perkins Marsh:

The Mansion grounds and forest are significant under Criterion B for its association with George Perkins Marsh (1801-1882) and his contributions to the history of conservation. The association of the park with George Perkins Marsh is embodied in its enabling legislation, which states that one of the purposes of the park is "...to recognize and interpret the contributions and birthplace of George Perkins Marsh, pioneering environmentalist, author of "Man and Nature," statesman, lawyer, and linguist..." (Public Law 102-350, August 26, 1992). Marsh's association with the property had been earlier recognized in the 1967 National Historic Landmark designation for the Mansion grounds (portion of the park within the Village of Woodstock). Although Marsh is a significant figure in multiple areas, his contributions to conservation are his best-known achievements and most closely associated with the park. As documented in the nomination form for the National Historic Landmark designation:

"Through the use of historical examples, Marsh demonstrated in his study ["Man and Nature"] that Americans, acting under the myth of superabundance, were carelessly destroying their forest, woodlands, and other gifts of nature, much as the ancient and classical countries of the Mediterranean had done. He predicted that man in the 19th century would share the fate of fallen ancient empires, unless he was prepared to act as a moral instead of a destructive agent. Marsh was not a negativist, however. He called for such positive remedial steps as the planning of windfalls to protect the soil, the preservation of forests to aid in water conservation, and an end to the destruction of wildlife (National Register Inventory-Nomination Form for Marsh [George Perkins] Boyhood Home], Section 8, 1974)."

The landscape of the Mansion grounds and forest today retains integrity of location, setting, and association to George Perkins Marsh. The association of the property to Marsh is embodied in the Mansion, which retains the core of the second Marsh house (1805-1807), which was later substantially remodeled. The property's setting on Mount Tom with views east overlooking the Ottauquechee floodplain, the alignment of Elm Street, the natural topography, and the native northern hardwoods forest on Mount Tom would be familiar to Marsh. However, due to significant changes made by Frederick Billings after 1869, the landscape bears little resemblance to the one Marsh knew and does not possess the other aspects of integrity.

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Frederick Billings:

The Mansion grounds and forest are significant under Criterion B for its association with Frederick Billings (1823-1890) and his contributions to the history of conservation. Billings was a Vermont native, captain of industry, and pioneer conservation practitioner, and became a noted and wealthy real estate lawyer and developer in gold rush California in the 1840s and 1850s. He returned to the East in the 1860s, and in the 1870s became president of the Northern Pacific Railroad, and is credited with guiding the successful completion of its transcontinental route. In the area of conservation, Billings is significant as an early and progressive conservation practitioner, who embodied the ideal of sustainable use that dominated American conservation practice through the middle of the twentieth century. In his work with the Northern Pacific Railroad, Billings directed land development that reflected conservation thinking that seems contradictory by today's environmental standards, including tree planting for timber production, windbreaks, and aesthetics; and building of rural infrastructure in order to speed settlement and productivity of lands along the railroad route (Nadenicek, October 2003).

Frederick Billings' association with the park began with his 1869 purchase of the property and lasted until his death in 1890. Here, he undertook conservation practices to enhance the productivity and beauty of the estate as a model of land stewardship for the depressed agricultural region. On the Mansion grounds, Billings established a landscape in the English or Natural style that exhibited the popular tastes of the era, and particularly the ideal of aesthetic harmony with nature and the rural countryside. Within the forest, Billings established a pioneering scientific forestry program that managed existing woodlots and reforested worn-out agricultural land, beginning on the Mansion grounds hill. Billings' success with his forestry program made him and his estate renowned throughout Vermont at a time when the state was just beginning to institutionalize forestry as a conservation practice. Frederick Billings served on the first state commission to study forest conditions in Vermont, and was the chief author of the commission's report, which stressed the economic importance of forestry in revitalizing rural communities (CLR for the Forest, Volume 1, 2000).

The landscape of the Mansion grounds and forest retains integrity of location, design, setting, materials, workmanship, and feeling to Frederick Billings and his association with the property between 1869 and 1890. The association with Frederick Billings is embodied in the Mansion, which was his family's primary home during his lifetime, and through the overall organization and design of the landscape, although it is more heavily forested and less agricultural than it was during his lifetime. The Mansion grounds landscape, the forest plantations, and the carriage road network most tangibly convey the property's association with Frederick Billings as a pioneering conservation practitioner and his interest in utilitarian-economic, aesthetic, and recreational conservation values. Substantially intact features from this period include the Mansion, Belvedere, Summerhouses, and Woodshed; perimeter plantations along Elm and River Streets; seven forest plantations on the Mansion grounds hill and on Hill Top Farm; and the carriage road system.

Laurance S. Rockefeller:

The Mansion grounds and forest are significant under Criterion B for its association with Laurance S. Rockefeller (1910-2004) and his contributions to the history of conservation. Rockefeller was a noted conservationist of the mid-twentieth century who along with his wife, Mary French Rockefeller, made

their seasonal home there from c.1960 through 1997. Mary French Rockefeller (granddaughter of Frederick Billings) inherited 74 acres including the Mansion grounds in 1954, and Laurance Rockefeller purchased the remaining property that today comprises the Mansion grounds and forest (Historic Zone) in 1974 and c.1988. The association of the property under Criterion B in the area of conservation is largely through Laurance S. Rockefeller due to the national scope of his contribution to the American conservation movement. The establishment of what was initially called Marsh-Billings National Historical Park in 1992 represented a crowning achievement in Laurance Rockefeller's long career in conservation.

The significance of Rockefeller's association with the park is embodied in the enabling legislation and name, changed by Congress in 1998 to add the name of "Rockefeller." Laurance Rockefeller's contributions to the history of American conservation are well recognized, as documented in Robin Winks's "Laurance S. Rockefeller: Catalyst for Conservation" (Island Press, 1997). Conservation constituted much of Laurance Rockefeller's philanthropy and public service. He is noted for developing models of sustainability combining wilderness protection, public access, and economic development, building on the earlier responsible-use conservation philosophy of George Perkins Marsh that was practiced by Frederick Billings. Rockefeller coined his concept, "Conservation for People" (Winks, 1997).

Laurance Rockefeller was considered an important influence in the surge of public interest concerning the environment in the decades following World War II. For him, conservation was "central to the welfare of the people" and nothing was more important to him than the "creation of a conservation ethic in America" (Winks, 1997; Rockefeller Family & Associates, Laurance S. Rockefeller Biographical Sketch, 2004). His formal public involvement in conservation began in 1939 with his appointment to the Palisades Interstate Park Commission, where he served as president from 1970 to 1977. Rockefeller was a conservation and outdoor recreation advisor to Presidents Eisenhower, Kennedy, Johnson, Nixon, and Ford, and he served on federal commissions to develop national conservation and environmental policies. President Eisenhower appointed him chairman of the Outdoor Recreation Resources Review Commission in 1958; he served as special emissary under President Johnson in the effort to create Redwood National Park in California; and he served as chairman of President Nixon's Citizens' Advisory Committee on Environmental Quality.

Rockefeller also played a pivotal role in the establishment of several national parks, including Grant Teton and Virgin Islands National Parks. In addition to his federal role, Rockefeller played a leading role in conservation in the State of New York during the 1950s and 1960s, serving as chairman of the State Council of Parks and working with his brother, Governor Nelson Rockefeller, to greatly expand the state's park system. During the 1960s, he helped lead the unsuccessful effort to designate the Adirondacks a national park. Laurance S. Rockefeller also played a pivotal role in many private conservation organizations. He helped to establish The Conservation Fund in 1948, established the American Conservation Association, Inc. in 1958, and was instrumental in organizing the National Park and Recreation Association in 1965, for which he served as president. In 1957, the American Scenic and Historic Preservation Society awarded its first Horace Marden Albright Scenic Preservation Medal to Laurance S. Rockefeller. In 1991 he became the first conservationist to be awarded the

Mansion Grounds and Forest

Marsh-Billings-Rockefeller National Historical Park

Congressional Gold Medal. In making the award, President George H.W. Bush called him a “champion of natural and human values” (Winks, 1997; Biographical Sketch, 2004).

At the local level, Laurance S. Rockefeller made significant contributions along with Mary French Rockefeller toward conserving Woodstock’s historic character and natural resources, while making sure that the community remained economically viable by investing heavily in the local tourism industry. Rockefeller purchased and improved two local ski areas, the Woodstock Country Club and the Woodstock Inn, during the 1960s, and at the same time created a benefit corporation, The Woodstock Foundation, Inc. Following this work, the Rockefellers returned their attention to the Billings Estate, including the Mansion grounds, forest, and farm. They realized that the retention of this important historic and natural asset was key to preserving Woodstock’s character and maintaining its tourism economy. Following his 1974 purchase of Billings Farm, Inc., Mary and Laurance Rockefeller began to develop plans for the estate’s future stewardship and role as an educational and economic resource. These plans resulted in the establishment of Billings Farm & Museum in 1983, and Marsh-Billings-Rockefeller National Historical Park in 1992. The Rockefellers continued to live seasonally at the Mansion grounds through 1997 (CLR for the Mansion Grounds, 2004).

The landscape of the Mansion grounds and forest retains integrity of location, design, setting, materials, workmanship, and feeling to Laurance S. Rockefeller and his association with the property between 1954 and 1997. The association of the park with Rockefeller is embodied in the Mansion and the surrounding grounds as his seasonal home from 1960 through 1997. The Mansion grounds and forest also evoke Laurance S. Rockefeller’s conservation values, particularly his interest in environmental protection, aesthetics, historic preservation, and economic development. Believing much as Marsh and Billings had that nature could be improved, Rockefeller made changes to the Mansion grounds to adhere to a mid-twentieth century aesthetic that favored simplicity and spaciousness, while maintaining the overall historic character of the property to a degree remarkable for the times. He and Mary retained most of the historic buildings and drives, but removed some smaller-scale features such as walks, shrubs, and hedges. Laurance S. Rockefeller managed the forest to enhance its aesthetic and recreational value by continuing utilitarian forestry practices to maintain views, maintain the health of the forest, expand recreational infrastructure, and generally create a well-tended appearance. The legacy of Rockefeller management of the Mansion grounds and forest is evident in the features added or updated in the late 1950s and 1960s (including the swimming pool terrace, Garden Workshop, Horse Shed, and Mansion foundation plantings); and the preservation of historic features, including the continued management of the forest, plus added recreation infrastructure such as the cross-country ski trail system, trailhead parking on Prosper Road, vistas, log benches, and directional signs.

NATIONAL REGISTER CRITERION A: ASSOCIATION WITH THE HISTORY OF AMERICAN CONSERVATION – FORESTRY

The Mansion grounds and forest are significant in the history of American conservation as a pioneering example of scientific forestry, begun in c.1874 and developed into the first decade of the twentieth century prior to the institutionalization of the American forestry profession. The property is also significant in the history of conservation for its plantations and managed hardwood stands that are

representative of developments in American forestry during the heyday of institutionalized reforestation through the mid-twentieth century, reflecting the enduring benefits of Frederick Billings' pioneering practices. Although forestry is not synonymous with conservation, the two practices were then very closely related and followed parallel developments. Scientific forestry and reforestation in particular were widely accepted as the land-use practices that best addressed a wide range of imperatives in the utilitarian-economic camp of conservation that was dominant through the middle of the twentieth century (CLR for the Forest, Volume 2, draft 2004). These imperatives included sustainable production of natural resources; soil, water, and wildlife protection; aesthetic enhancement; and recreation, all largely geared toward human benefit. The existing hardwood and mixed forest stands and plantations in the Mansion grounds and forest illustrate a remarkably long and continuous record of forest management that illustrates key developments in the history of American conservation.

Pioneering Forestry Practices:

In 1874, on the worn-out pastures of the Mansion grounds hill, Frederick Billings began the first reforestation program in Vermont by setting out a plantation of 600 Norway spruce on a steep bank adjoining his recently completed greenhouses (CLR for the Mansion Grounds, 2004; CLR for the Forest, Volume 2, draft 2004). Although in the previous few years he had planted many trees on the Mansion grounds, the 600 Norway spruce represented his first known effort at establishing a plantation according to principles of scientific forestry, employing a monoculture and regular spacing for utilitarian as well as aesthetic purposes. By 1880, he had reforested most of the old pastures on the Mansion grounds hill covering approximately twenty acres, with species that in addition to Norway spruce included white pine, hemlock, European larch, and sugar maple, following both regimented and random planting patterns in both monocultural and mixed plantations. Billings also actively managed the existing woodlots on the estate. Through the 1880s, he expanded his reforestation program to worn-out agricultural land on his hill farm (Hill Top Farm), setting out more than 28,000 additional trees. Billings built a network of carriage roads through the forest that served both utilitarian forestry and recreational purposes, and to process his timber products he developed a lumberyard with a drag saw and woodshed on the north side of the Mansion grounds. After his death in 1890, reforestation was carried on by Billings' able farm manager, George Aitken, who planted many thousands more trees (mostly white pine) until his death in 1910. Around this time, the Billings Estate remained the most extensive "planted forest" in the state, followed by the farm of Dr. William S. Stevens in Enosburg, where 161,000 trees had been planted by 1913 (CLR for the Forest, Volume 2, draft 2004).

For Frederick Billings, one of the primary purposes of forestry and reforestation in particular was not only to enhance soils and protect against erosion, but also to enhance the productivity of marginal agricultural land. As Billings wrote, "The farmer must learn to consider timber as a crop; calculate as he does with other crops what varieties are adapted to different soils" (Quoted in Nadenicek, October 2003). Yet Billings also emphasized the aesthetic and recreational value of forestry: his plantations both on the Mansion grounds and Hill Top Farm were set out in ways that framed spaces and views, and were crossed by roads and trails that served both recreational and utilitarian functions. His development of the forest, together with improvements on the Mansion grounds, illustrates the mixed uses that characterized forestry practice, particularly on public land and in private estates, into the twentieth century.

Billings also intended his forest plantations, and hardwood and mixed forest stands, to serve as a model for farmers to improve the productivity, appearance, and environmental health of their marginal farmland. As the "Vermont Standard" reported in the spring of 1885, Frederick Billings was reforesting his land "...and in this way is teaching practical forestry to his neighbors. It is hoped they will learn the lesson to their own profit and to that of posterity" (quoted in CLR for the Forest, Volume 1, 2000). Billings was following a long tradition of progressive land-use practices modeled by gentleman farmers in New England, as well as the more recent advances in agricultural education made possible through the establishment of land-grant universities in the 1860s. Yet his reforestation program also represented pioneering work in a burgeoning conservation movement and forestry profession in America. Scientific forestry (involving reforestation and management of native stands) was a long-standing land-use practice in Europe, but had only recently been introduced into America. While there had been numerous instances of tree planting for forestry purposes, the earliest known example following scientific principles to address conservation was begun by John Warder (often considered to be the founder of professional forestry in America) in 1855 at his Ohio farm. The 1870s witnessed a number of experiments with reforestation on private estates and farms throughout the Northeast that were concurrent with Frederick Billings' program. These included reforestation programs at the T. Dallarme farm in Oneida County, New York, begun in 1870; the Phillips Estate in Beverly, Massachusetts begun in 1880 (designed by Frederick Law Olmsted); the Girard estate in Schuylkill County, Pennsylvania begun in 1881; the Seth Barrows farm in Tompkins County, New York begun in 1882; the Faxon Estate in Warren County, New York begun in 1885, and the Webb Estate, Shelburne Farms near Burlington, begun by 1890. The first forestry program developed under the supervision of a professional forester was begun in 1890 at Biltmore, the George Vanderbilt estate in North Carolina. Between 1890 and 1908, Vanderbilt reforested over 2,500 acres of abandoned farmland, part of his larger 7,500-acre professionally managed forest at Biltmore (Auwaerter, Historic Resource Study for the Roosevelt Estate, 2004).

The pioneering aspect of Frederick Billings' reforestation work is evident not only through comparison with other efforts on private land, but also through the fact that it largely predated institutionalization or widespread public support for forestry. When Billings set out his first plantation in 1874, it had just been a decade since the ill effects of deforestation were made well known by George Perkins Marsh in his 1864 treatise, "Man and Nature," and Reverend Frederick Starr in his 1865 report, "American Forests" (Dorman, "The People of Progress," 1997). The year prior to Billings' first plantation marked the passage of the first federal reforestation act, as well as the publication of "Forests and Forestry of Germany," by Dr. John A. Warder, one of the first treatises to introduce European forestry practice to the United States. During the 1870s as Billings was reforesting the Mansion grounds hill, the first professional forester arrived in the United States, German-trained Bernhard Fernow, and the American Forestry Association was founded (1875). It would not be until 1898 that the first schools of forestry were established at Biltmore and Cornell University (Auwaerter, Historic Resource Study for the Roosevelt Estate, 2004).

Due to his pioneering work, the plantations at the Billings Estate became a model for the development of forestry throughout New England and New York, and were also recognized nationally. The Vermont

State Forester reported in 1913 that Windsor County's lead in reforestation for that year "...must be largely attributed to the splendid demonstration plantations made at Woodstock by the late Frederick Billings, and continued after his death by the manager, the late George Aitkin [sic]. These plantations have been famous throughout that section of the State, and have inspired others to do likewise" (CLR for the Forest, Volume 2, draft 2004). The influence of the Billings Estate was also due to the advocacy of Frederick Billings and his farm manager, George Aitken, in forestry matters. Billings played a lead role in the first commission to study forestry in the state in 1882. Aitken was recognized for being a chief advocate for the advancement of forestry in Vermont (a state forest in Rutland County was dedicated to him in 1912); his obituary stated that he was "...a recognized authority whose counsel was sought by prominent foresters in various parts of the country" (CLR for the Forest, Volume 2, draft 2004). Aitken also brought renown to Frederick Billings' reforestation work, notably his early Norway spruce plantations on the Mansion grounds hill, by using them as practical examples of the benefits of reforestation, providing a record of annual management that was virtually unmatched elsewhere in the United States. Aitken hosted Gifford Pinchot, considered the father of the United States Forest Service and former manager of the Biltmore forest, on a visit to the Billings Estate in 1904. In 1908, Aitken provided the State of New York with planting data and economic returns from raising Norway spruce, based on the Mansion grounds plantation planted c.1874 (CLR for the Forest, Volume 2, draft 2004). And it was most probably due to Aitken's efforts that the Massachusetts State Forester chose in 1909 to use Norway spruce in the state's reforestation program based on the success of the same Mansion grounds plantation. At the same time, the International Paper Company chose to raise Norway spruce for pulp production based on the success of this plantation, apparently using seed collected from it (CLR for the Forest, Volume 1, 2000). This plantation was also cited in a 1918 forestry manual as a model of Norway spruce reforestation: "One of the best plantations of this species [Norway spruce] in this country is that of the Billings' Estate at Woodstock, Vermont, now 36 [sic] years old. Tests of the wood of these trees, made by the International Paper Company, showed that it made a whiter and stronger pulp than our native spruce" (Ralph C. Hawley and Austin F. Hawes, "Manual of Forestry for the Northeastern United States," quoted in CLR for the Forest, Volume 2, draft 2004).

While the Mansion grounds and forest have changed considerably over the course of one hundred years, the landscape retains integrity to its early pioneering forestry work under the management of Frederick Billings and George Aitken in terms of its overall character defined by location, design, setting, feeling, materials, and association. The early record of conservation and forestry practice on the property is most clearly conveyed through intact plantations set out between c.1874 and c.1910, including five plantations set out by Frederick Billings covering approximately 18 acres (Stands 1, 3, 42a, 42b, 46b) and three stands set out by George Aitken covering approximately 23 acres (Stands 18, 27, 40). The size of the plantations, use of monoculture and mixed species, and planting patterns illustrate important characteristics of reforestation during the period. The age of these plantations—upwards of 130 years—strongly conveys the long period of time that has passed since the beginnings of conservation practice. The Norway spruce plantation that was so often cited as a model of its type still remains intact, covering the steep slope on the Mansion grounds hill from the Belvedere west to the Upper Meadow (Stand 42b). In addition to the plantations, the forestry infrastructure that Frederick Billings established—the carriage road network, the Woodshed and its adjoining lumberyard, and the designed features of some of the plantations such as on the Mansion grounds hill and French Lot,

remain intact and speak to the multiple uses of the Billings forest for utilitarian, aesthetic, and recreational purposes.

Forest Practices During the Heyday of Reforestation:

Following the pioneering forestry work carried out from the 1870s through 1910 under the direction of Frederick Billings and George Aitken, the Billings Estate entered a difficult period in its history, marked by tight finances and division of the estate after Julia Billings' death in 1914 among several family members. Mary Montagu Billings French and Elizabeth Billings—Frederick Billings' daughters who inherited the Mansion grounds and much of the forest and main farm (the latter two acquired from their brother Richard Billings in 1917)—were faced with addressing tight economic conditions and declining agricultural productivity that had plagued many Vermont farmers, the same issues that Frederick Billings had intended to address through his model farm. In response to this hardship, the family continued the estate's forestry program by managing the hardwood and mixed forest stands, harvesting wood, and reforesting old fields on Hill Top and McKenzie farms, where agricultural production was being curtailed. They also continued to use the forest for aesthetic and recreational purposes, although they made few known changes to carriage road network and continued to use the Woodshed and adjoining lumberyard as the center of forestry operations for the estate.

The plantations set out during the 1910s no longer represented pioneering practices because they corresponded with a period in which reforestation was becoming institutionalized and widely practiced throughout the Northeastern states. In 1905, forestry was institutionalized at its highest level in the federal government through the establishment of the U. S. Forest Service, headed by Gifford Pinchot. During this same decade, all Northeastern states had established forestry departments, in which reforestation was in large part the focus. Neighboring New York established the largest reforestation program in the nation during this time to address the rapid abandonment of farmland and depletion of timber resources within its borders: in 1900, New York established its first plantation, in 1901 set up its first tree nursery, and by 1907, was reporting: "Public sentiment is rapidly crystallizing along the lines of...reforestation" (Quoted in Auwaerter, Historic Resource Study for the Roosevelt Estate, 2004). Reforestation in Vermont followed similar developments. In 1906, the State of Vermont established its first tree nursery near Burlington, and two years later, had appointed its first state forester and established its first state forest in Plainfield. In 1910, the state set out its first plantations in state forests, using 69,000 trees. As was characteristic throughout the Northeast, the chief interest in forestry among Vermont landowners during this period was in reforesting abandoned farmlands or cut-over woodlands. The year 1915 marked the height of reforestation in Vermont prior to World War I, measured in the number of trees planted annually, at 528,000 (CLR for the Forest, Volume 2, draft 2004).

As part of this larger reforestation movement, reforestation on the Billings Estate illustrated practices typical of the period. Plantations of Scots pine, red pine, Norway spruce, and white pine (reflecting the most popular tree species for reforestation grown by the state) covering more than 38 acres were set out during the 1910s. In c.1917 around the pre-war height of reforestation in Vermont, Mary Montague Billings French and Elizabeth Billings oversaw the establishment of the estate's largest plantation to date—24 acres of red pine on the McKenzie Farm. The estate also benefited from state support of

reforestation. In 1912, for example, the estate purchased 5,000 white pines from the state nursery (out of a total of 530,400 trees distributed statewide that year); and in 1915, James Aitken purchased 250 white pine and 250 Norway spruce. The large 1917 red pine plantation (which would have required over 29,000 trees) undoubtedly was purchased from the state nursery, which had begun to grow red pine in large numbers in 1915 (CLR for the Forest, Volume 2, draft 2004).

The 1920s witnessed the overall peak of reforestation in Vermont, with 1927 being a record year with 2,018,889 trees distributed from state nurseries (CLR for the Forest, Volume 2, draft 2004). Although there is no record of reforestation on the Billings Estate during the 1920s (Richard Billings reforested land, purchasing 6,000 Scots pine and Norway spruce between 1923 and 1926 from state nurseries, but probably not planted within park boundaries), activity picked up again during the 1930s when more than six acres on the McKenzie and Hill Top farms were reforested with Scots pine in c.1930, white pine in c.1934, and Norway spruce in 1938 (CLR for the Forest, Volume 1, 2000). Although in comparison with earlier periods this was a small amount of reforestation, it is nonetheless notable because the estate was in financial distress during the Great Depression of the 1930s (the dairy herd was sold off in 1936). Yet Mary Montagu Billings French and Elizabeth Billings still continued reforestation as a wise investment in enhancing the productivity of their abandoned agricultural land, in keeping both with Frederick Billings' pioneering vision as well as the dominant conservation practices of the day. The 1930s witnessed significant public investment in reforestation, aided in part through federal assistance through programs such as the Civilian Conservation Corps. Many localities, including Woodstock, established municipal forests during this time. New York State was implementing its "Enlarged Reforestation Program" during the 1930s, with the goal of reforesting one million acres of abandoned farmland by 1944. While Vermont's reforestation program declined slightly in output during the 1930s, it nonetheless remained a focus of the state conservation program. Reporting in 1930, the Vermont forest commissioner noted that "...the practice of forestry in our state today is now recognized by the majority of our citizens as a means of solving many of the economic problems which face our rural communities" (quoted in CLR for the Forest, Volume 2, draft 2004). By 1938, the Vermont state nursery had distributed more than 27 million trees since it began operating in 1907, roughly corresponding to more than 22,300 acres reforested (CLR for the Forest, Volume 2, draft 2004).

Following a lull during World War II, state reforestation programs in the Northeast reached high annual rates of planting from the late 1940s through the 1950s, due in part to continued farmland abandonment. In some cases such as New York, where more than 50 million trees were distributed during the 1950s, rates even surpassed the records of the 1920s and 1930s. Vermont passed a "Forest Practice Act" in 1945 that declared the policy of the state to encourage economic management of forests, following the traditional economic-utilitarian model of conservation that emphasized human benefit while also recognizing protection of natural resources and wildlife (CLR for the Forest, Volume 2, draft 2004). Perhaps in reflection of this act, the Vermont state nurseries witnessed an increased demand for reforestation trees, the most popular being white pine, Norway spruce, red pine, larch, and white spruce. Between 1949 and 1950, 155,050 trees were planted in Windsor County, the highest rate among the counties of the state. In 1953-54, the state was distributing over one million trees annually (CLR for the Forest, Volume 2, draft 2004).

Following this post-war trend, reforestation at the Billings Estate (then also known as Billings Farm) picked up during the early 1950s, corresponding with a program of improvements to the farm and Mansion grounds begun by Mary Montagu Billings French in the late 1940s. These plantations used species typical for the period, and continued to follow the monocultural and regimented planting patterns that had become a hallmark of scientific forestry. In c.1950, three acres on the McKenzie farm were reforested with Norway spruce, and in c.1952, a large fourteen-acre field on Hill Top farm was reforested with red pine. These trees undoubtedly were secured from the Vermont state nurseries. The state also continued to take an interest in the Billings Estate as a source of high-quality tree seeds, particularly from the renowned early Norway spruce plantations from which it collected seeds in the spring of 1949 (CLR for the Forest, Volume 2, draft 2004).

Managing for Aesthetics, Recreation, and Utility:

The c.1952 red pine plantation, set out the year after Mary Montagu Billings French died, was the last established on the Billings Estate. In subsequent years, lumbering at the Woodshed and its adjoining yard declined, reflecting a change in the forest's economic and utilitarian value under the subsequent management of Billings Farm, Inc. and Laurance and Mary Rockefeller that began in 1954. Although operated as a working forest, and designated as Vermont Tree Farm #1 in 1956, the forest over time became valued primarily for its aesthetic and recreational qualities. Utilitarian practices including harvesting, thinnings, and other traditional forestry work continued in the plantations, and hardwood and mixed forest stands, in order to enhance these qualities as well as for forest productivity and health (Forest Management Plan and Environmental Assessment, 2006). The shift reflected the growing use of Vermont's forests for recreation in the 1950s, and an increasing concern by the mid-1960s that reforestation was leading to a loss of the state's open, agricultural character. In 1966, the Commissioner of Forestry reported that reforestation had indeed been declining "as a result of the growing interest in holding land open for esthetics." The Commissioner's report also identified the beginnings of a shift to a more ecological model of conservation. He reported that forestry was changing due to pressures "...from preservationist groups for establishment of large natural areas, thus eliminating more acres from which timber may be harvested" (quoted in CLR for the Forest, Volume 2, draft 2004).

Whether the management of the forest by Billings Farm, Inc. and the Rockefellers after 1954 was influenced by the philosophical shifts in conservation is not known for certain, but their management beginning in 1954 nonetheless marked the end of a long period in which the Billings Estate had reflected the dominance of reforestation in conservation practice. Yet their management combining utilitarian forest management with aesthetics and recreation was still a continuation Frederick Billings' original conservation practices. It is due to this continued management that many of the forest plantations, as well as the surrounding hardwood and mixed forest stands, still remain and substantially retain integrity of location, design, setting, materials, feeling, and association sufficient to convey their association with the height of reforestation as a conservation practice during the first half of the twentieth century. These include ten plantations covering approximately 60 acres (Stands 4, 13, 15-17, 22, 25-26, 28, and 41), which together define a substantial and visually dramatic part of the forest character. The larger landscape of the forest likewise retains a high level of integrity to this period, with the road system, skid trails, views, the Woodshed and adjoining lumberyard, and overall spatial organization still intact. The

only significant change has been to the setting of the landscape, as old fields particularly on Hill Top farm were left to mature through old-field succession, rather than through artificial reforestation that had characterized earlier management practices.

NATIONAL REGISTER CRITERION C: EMBODIMENT OF DISTINCTIVE DESIGN
CHARACTERISTICS – LANDSCAPE DESIGN DURING THE COUNTRY PLACE ERA

The Mansion grounds and forest are historically significant as an example of a prototypical landscape design anticipating the early Country Place Era between 1869, when Frederick Billings began to develop the landscape, and 1917, when his daughter Mary Montagu Billings French made the last significant addition to the Mansion grounds. The Mansion and its immediate landscape reflect representative trends in Country Place design during the period, although the integration of scientific forestry in the landscape, represented by the plantations, gives the landscape a distinctive quality.

The Country Place Era is a modern term used to describe the period between c.1870 and 1930 when the design of country places dominated the country's architectural and landscape architectural professions. The park illustrates the earliest period of the Country Place Era in its initial development in the post Civil War years, and improvements made at the turn of the century that reflect Neoclassical Revival and Arts and Crafts trends in landscape design. The Billings family employed well-known professional landscape designers on the Mansion grounds, including Robert Morris Copeland, Charles A. Platt, Martha Brookes Hutcheson, and Ellen Biddle Shipman. Although each made a historic contribution to the landscape, subsequent remodelings have only left Charles A. Platt's work with sufficient integrity to convey its original design as a piece of landscape architecture.

Frederick Billings initially laid out the Mansion grounds between 1869 and 1875 based on an 1869 conceptual plan by landscape gardener Robert Morris Copeland (1830-1874). Copeland designed a naturalistic landscape based on the tradition of English landscape gardening known as the English or Natural style, in close collaboration with Frederick Billings and surrounding the reconstructed Marsh house (subsequently rebuilt according to the design of Henry Hudson Holly in 1885-1886). Copeland's design created an idealized rural landscape that harmonized with the surrounding rural countryside. His plan unified the old enclosed gardens and pastures of the Marsh Place into a sweeping lawn around the Mansion, dotted with clumps of trees and open to broad views south to the village of Woodstock and east across the broad interval meadow to the surrounding hills. Billings implemented much of the Copeland design, but made significant changes by relocating the greenhouses, creating a stronger boundary around the property with plantations and a stone retaining wall, and instituting a reforestation program on the hill in substitution of Copeland's lawn and clumps of trees. A focal point of the landscape were the greenhouses, which featured a fanciful Swiss Cottage-style structure known as the Belvedere, built in 1874 according to the design of Detlef Lieanu, with the greenhouse structures built by Lord's Horticultural Works (later known as Lord & Burnham). Billings also built a rustic lily pond on the hillside adjoining the plantations in c.1885, reflecting the interest during the time in wild nature that was also evident in the design of the twig summerhouses (c.1874-1876) that provided the pedestrian entrance to the estate from the Elm Street Bridge (CLR for the Mansion Grounds, 2004).

In addition to the lily pond and summerhouses, the forested character of the landscape and its site on Mount Tom reflect a strong interest in wild nature and the picturesque that dominated late nineteenth-century landscape design. Within the forest, specific designed features that illustrate this interest include the network of carriage roads that extend from the Mansion grounds west to the Pogue and to the peak of Mount Tom, developed by Frederick Billings between c.1874 and 1890 and then extended by his heirs in the 1890s. The alignment of the carriage roads and their rustic stone structures illustrate an overall desire to harmonize with the natural world, reflecting the writings and work of designers such as A. J. Downing and Frederick Law Olmsted. There is no documentation of a designer associated with the carriage roads, but Copeland may well have been involved in their conceptual development. In addition to the carriage roads, the French Lot vista and the South Peak view (outside park boundaries) are most notable for conveying a sense of late nineteenth-century interest in the picturesque. The French Lot vista, capturing a view out along a broad valley with hills in the distance, was framed by Frederick Billings in the 1880s with plantations of Norway spruce and European larch. Another rustic addition conceived by Billings was the transformation of the Pogue (1890-1891) into a lake, representing the way in which nature was improved upon to enhance aesthetic effect (CLR for the Forest, Volume 1, 2000).

Following his death in 1890, Billings' daughters Laura, Mary Montagu, and Elizabeth undertook a series of improvements that added fashionable gardens and rustic landscapes to the Mansion grounds, and also extended the carriage road system west through the McKenzie Farm to Prosper Road. As was typical of landscape design at country places of the period, these improvements constituted discrete additions to the earlier landscape, rather than complete redesign. The work on the Mansion grounds reflects significant national shifts in landscape design related to the influence of the Arts and Crafts Movement and the early development of Neoclassical Revival style, as well as the Billings family's cultural connections. Billings' wife and daughters had social ties with the art world through the nearby Cornish (New Hampshire) Art Colony, traveled extensively both across the country and abroad, and also visited the World's Columbian Exposition in 1893, the first popular display of Neoclassical design in the country that gave rise to the so-called American Renaissance in architecture, landscape architecture, and city planning (CLR for the Mansion Grounds, 2004).

Between 1894 and 1899, Laura Billings oversaw the construction of a formal, terraced garden designed by the artist, architect, and landscape architect Charles A. Platt (1861-1933) of the Cornish Art Colony as one of his earliest landscape commissions [see also following section]. His design for what became known as the Terrace Gardens featured an architectural plan of axial walks and enclosed borders embellished with old-fashioned plantings, a design that would soon become popular in Country Place design and remain so over the next three decades. In 1902 shortly after completion of the Terrace Gardens, Mary Montagu Billings commissioned the pioneering female landscape architect Martha Brookes Brown (1871-1959), better known by her later married name, Hutcheson, to redesign the approach to the Mansion. For Hutcheson, who was still in the midst of her landscape studies at MIT and Harvard, this was probably one of her first professional commissions. She redesigned the main entrance drive into a Neoclassical-style circular turn-around and added masses of informal shrubs that enclosed the drive and extended around the Mansion (only the alignment of the drive survives). Ten years later, Elizabeth Billings commissioned another pioneering female landscape architect, Ellen Biddle

Shipman (1869-1950), a student of Charles A. Platt, to redesign the plantings in the Terrace Gardens in 1912 and 1913, probably as one of her first professional commissions (Shipman's work also does not survive). Concurrent with these landscape improvements, the Billings women oversaw a number of architectural changes, including addition of a boat house at the Pogue in 1894, construction of a new stable in 1895 (designed by Rossiter & Wright), reconstruction of the greenhouses between 1900 and 1903 (Lord & Burnham; only one greenhouse survives), and addition of an automobile garage in 1908.

During the same time that these improvements were being made, Elizabeth Billings was developing a series of wild, botanical gardens on the wooded slopes behind the Mansion, apparently to her own design. Wild gardening, an outgrowth of earlier rustic styles and the Aesthetic Movement, reflected the trend toward vernacular design characteristic of the Arts and Crafts Movement. By the early 1890s, Elizabeth established a garden of ferns (Fernery) below a native oak grove adjoining the Swiss Cottage-style Belvedere, and in c.1897, added a cascading watercourse to the garden (the Fernery was altered in the 1960s and is today known as the Waterfall Garden). In 1901, Elizabeth probably took the lead on creating another waterfall at the Lily Pond on the south slope of the hill, a rustic feature which had been added by her father in c.1885. Three years later, she had landscape architect Martha Brookes Hutcheson plot a "Wood Drive" up the hillside between the Fernery and the Lily Pond. This drive featured a rustic stone retaining wall, an adjoining set of stone steps leading up to a ledge bench, and probably a grass surface, all reflecting Arts and Crafts sensibilities. Over a decade later in 1917, Mary Montagu Billings French had a rustic Craftsman-style cottage, known as the Bungalow and designed by Harold Van Buren Magonigle, constructed at the top of the Wood Drive, within a plantation of white pine cleared to allow vistas into the surrounding countryside. The Bungalow marked the last significant addition to the estate during the Country Place Era. Although many country places were developed nationally through the prosperous 1920s, there were no major improvements to the Billings Estate during this decade. With the Stock Market Crash of 1929 and the beginning of the Great Depression, the Country Place Era came to an end and the Billings Estate landscape began a period of gradual decline that would last more than two decades (CLR for the Mansion Grounds, 2004).

Due to the strong tradition of stewardship carried on by the Billings heirs, including Mary French Rockefeller and her husband Laurance S. Rockefeller, the Mansion grounds and forest retain their distinctive characteristics of landscape design during the early Country Place Era through survival of much of the spatial organization, topography, circulation, large-scale vegetation, and buildings and structures of the landscape as it evolved from 1869 to 1917. Notable alterations after this time include the loss of the Shipman planting design in the Terrace Gardens, along with some of the Platt-designed hedges, walks, and furniture; removal of the Hutcheson-designed shrub plantings around the Mansion; alteration of Elizabeth Billings' Fernery; loss of the Pogue boathouse; demolition of the all but one of the greenhouses; death of the elms in the Mansion lawn; removal of paths in the Mansion lawn; and removal of the Hutcheson-designed plantings along the main entrance drive and around the Mansion. The carriage road to the South Peak, with its view over Woodstock, remains intact, but was subdivided from the estate in 1954 and given to the town as Billings Park (CLR for the Mansion Grounds, 2004).

The Mansion grounds landscape is probably one of the earliest extant examples of Country Place Era landscape design in Vermont, and one of only a few to illustrate major developments in landscape

design through the turn of the century. Several Vermont country places are listed in the National Register. These include Shelburne Farms (Webb Estate) in Shelburne, dating to 1885-c.1917; Hildene, (Robert Todd Lincoln Estate) in Manchester, dating to 1904; and The Orchards (Everett Estate) in Bennington, dating to 1911-1929. Further research is needed to determine the broader context of the Billings Estate within the context of the Country Place Era, both on a state and national level. A context study at the local level would also be helpful to establish the relative age and extent of the Billings Estate compared with other surviving country places in Woodstock.

NATIONAL REGISTER CRITERION C: WORK OF A MASTER – CHARLES A. PLATT

Aside from overall significance related to landscape design during the Country Place Era, the Mansion grounds are additionally significant for containing a rare-surviving example of one of the earliest known landscape works of the artist, architect, and landscape architect Charles A. Platt (1861-1933). Platt is widely recognized as a master of architectural and landscape architectural design during the Country Place Era. His landscape designs are noted for their synthesis of formal Neoclassical structure and Arts and Crafts-inspired details and plantings, related to his study of Italian gardens and association with the gardening tradition of the Cornish Art Colony. His garden for the Billings, known as the Terraces or Terrace Gardens and built between 1894 and 1899, featured a 60-foot square quincunx garden (Flower Garden), off of which extended two, 400-foot long axial walks (Long Terrace) oriented toward a vista of Mount Tom. Although original plans for the garden have not been found, surviving documentation and contextual information confirm that the Terrace Gardens were designed by Charles A. Platt. He was commissioned by Laura Billings, who played a significant role in the design and oversaw construction by estate staff along with farm manager George Aitken.

The connection between Charles Platt and Laura Billings was apparently tied to a social relationship between the Platt and Billings families, as well as geographical proximity. Laura was a frequent visitor to the Platt family homes both in New York City and the Cornish Art Colony (located approximately 15 miles from Woodstock), as recorded in family diaries. Photographs taken following completion of the garden document the original design. In addition to photographs and diary references, a receipt from Charles A. Platt to Laura Billings survives in the Billings Family Archives that documents his work on the Italian fountain in the Flower Garden. Aside from this receipt, Platt's plan for the Neoclassical-style bench at the end of the Long Terrace also survives. Platt's work for the Billings fits his early pattern of designing only for family, friends, and Cornish-area neighbors, prior to his first professional landscape commission in 1895, the Elliot residence in Needham, Massachusetts. The design Platt produced for the Billings was similar to his other early landscape work, especially the quincunx-plan garden on stepped terraces with mountain vistas that he incorporated in both his own place and High Court in Cornish. Platt may have derived the design of the Long Terrace from the Hedge Walk in the Quirinal Gardens in Rome, which he photographed and painted on his visit there in 1892 and used as the frontispiece of his 1894 monograph, "Italian Gardens." He incorporated a similar long terrace in his 1897-98 design for the Sprague estate, Faulkner Farm, where he also made use of antique Italian fountains and statues to ornament the garden (CLR for the Mansion Grounds, 2004).

The Terrace Gardens, although altered in the 1950s by the Rockefellers, remain a rare-surviving

example of Platt's earliest landscape architectural work. Begun in 1894—the year in which Platt published “Italian Gardens”—the Terrace Gardens are one of less than a dozen architectural and landscape architectural commissions that Platt completed before 1900. The Terrace Gardens are his third-earliest known landscape design, preceded by his work at High Court and his own home, both in Cornish. Platt subsequently became one of the most sought-after designers of country places in the nation during the first three decades of the twentieth century (CLR for the Mansion Grounds, 2004).

The Terrace Gardens retain sufficient integrity of location, design, setting, materials (built features), feeling, and association to convey the original Platt design. The defining stepped topography, circulation, vistas, and spatial organization of the landscape remain largely intact, along with small-scale features and structures, including the Italian fountain, Long Terrace bench, Flower Garden stone benches, stone walls, bed edging, and steps. Significant alterations began with demolition of the adjoining greenhouses in 1930, which altered the historic setting. Between 1955 and c.1961, the following features were removed: enclosing hedges around the Flower Garden and along portions of the Long Terrace; bed hedges in Flower Garden; Long Terrace bed (Long Border); and Long Terrace walks. At the same time, a stone wall was added along part of the Long Terrace for the creation of the pool terrace. While these alterations opened the spatial character of the gardens and weakened defining axes, they do not make the Terrace Gardens insignificant because the landscape still clearly conveys much of the original design and materials, especially in the context of Platt's rare early work. A comparison of the integrity of other early Platt-designed gardens has not, however, been undertaken, but would be helpful in documenting the relative integrity of the Terrace Gardens. While the alterations do not contribute to the significance of the Terrace Gardens as the work of Charles A. Platt, they did occur within the period of significance (1801-1997) of the park and therefore contribute to the significance of the property for association with Laurance S. Rockefeller.

NATIONAL REGISTER CRITERIA A AND C: AGRICULTURE IN VERMONT/MODEL FARM

The Mansion grounds and forest, together with Billings Farm & Museum (Protection Zone) are significant under National Register Criteria A and C in the history of agriculture in Vermont and as a rare-surviving example of a model farm that had its heyday between c.1870 and c.1914. As documented in the state's multiple property documentation form for “Agricultural Resources of Vermont,” the park is one of the few surviving examples of a model farm (stock breeding farm) in Vermont that still maintains agricultural functions, along with William Webb's Shelburne Farms in Shelburne, Elmer Darling's Mountain View Farm in Burke, and Joseph Battell's Morgan Horse Farm in Weybridge (State of Vermont Division for Historic Preservation 1990, Ag Property Types 8.) Model farms illustrate the progressive values held by the late nineteenth-century industrial elite, who promoted agricultural improvements and education at their country estates in response to lagging rural conditions. For Frederick Billings, his model farm was also integral with his larger conservation values, aimed at sustaining natural resources and the economic vitality of the rural region. While the center of the agricultural operation of the model farm was at the Ottauquechee River floodplain (Billings Farm & Museum), both the forest and Mansion grounds represent important components of model farms as a property type. The forest in particular represents the progressive role of forestry (woodlot management and reforestation) in farming operations that began in the late nineteenth century and

flourished into the middle of the twentieth century. Forestry as a farming operation was pioneered in the state largely by Frederick Billings (the state's multiple property form does not discuss forestry as a type of agricultural property in the state).

The Mansion grounds represent the characteristic domestic component of the model farm, with the main residence, ornamental grounds, and service area, while the forest represents the park, forestry, and ancillary farm components. Frederick Billings conceived of the Mansion grounds, designed by the landscape gardener and scientific farmer Robert Morris Copeland, along with the architecture of the Mansion and outbuildings as a model of good design that harmonized with the rural setting, as he had recommended to the region's farmers in his 1864 speech at the Windsor County Fair. The carriage road system, Pogue, French Lot vista and South Peak (outside park boundaries) speak to the historic recreational use of the forest as a park/pleasure ground. The pioneering forest plantations set out by Frederick Billings, particularly the Norway spruce on the Mansion grounds hill (Stand 42b) that became renowned during the early twentieth century, provide the most tangible reminders of the demonstrational purpose of the forest as part of the larger model farm. Existing fields, such as the Elm Lot, Summer Pasture, Spring Lot, Maple Lot, and French Lot, convey the historic agricultural use of the forest, although only the Summer Pasture is used for agricultural purposes (haymaking) today. The property also contains remnants of earlier vernacular farms that were absorbed into the Billings Estate, illustrated through field patterns, stone walls, roads, and remnant pasture (wolf) trees.

The overall character of the Mansion grounds and forest as components of a model farm remains intact in terms of location, design, materials, workmanship, and association, with the exception of the loss of some of the late nineteenth-century details of the architecture and landscape on the Mansion grounds; and the loss of the historic agricultural land use and farm buildings on Hill Top and McKenzie Farms. These losses have altered the setting and feeling of the landscape since its heyday as a model farm between c.1870 and c.1914. The landscape is overall more forested and recreational, and less agricultural than it was during this time. Further documentation on the main farm (Billings Farm & Museum) is needed to comprehensively address significance of the park under Criteria A and C in the area of agriculture.

State Register Information

Identification Number: 1424-1
Date Listed: 06/15/1974
Name: Billings Mansion/Woodstock Historic District

Explanatory Narrative:

Current listings in the Vermont State Register of Historic Places for Marsh-Billings-Rockefeller National Historical Park (Mansion grounds and forest) date back to a 1972-1973 survey that resulted in listing of the Woodstock Village Historic District in the National Register of Historic Places in 1973. Based on this survey, two listings were entered in the State Register in June 1974: an individual listing for the Billings Mansion (paralleling the 1967 National Historic Landmark designation that encompassed only the Mansion grounds), and a district listing for Woodstock Village that included the portion of the Billings-Rockefeller estate within village boundaries (Mansion grounds and farm). To date, the State Register listing has not been updated to include the entire boundaries of the park. However, the Vermont Division for Historic Preservation, as the Vermont State Historic Preservation Office, defers to the National Register listing (which covers the entire park) when State Register listings are outdated.

The Vermont State Register of Historic Places includes archeological sites, historic buildings, structures, and landscapes identified through the Historic Sites and Structures Survey. A surveyed property deemed eligible is reviewed by the Vermont Advisory Council on Historic Preservation, which officially votes to enter it on the State Register of Historic Places. The Survey and State Register are used by the Division for Historic Preservation in assisting towns and individuals in planning for historic sites and in its legally mandated reviews of projects requiring Act 250 permits and those involving state or federal funds, licenses, or permits. Properties listed in or determined eligible for the State Register are considered under criterion 8 of Act 250 for proposed projects that require land use permits. Other projects using state funds or requiring a state license, permit, or approval must also take into account resources listed in or eligible for the State Register (Vermont Division for Historic Preservation web page, 2002).

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Designed
Historic Site

Current and Historic Use/Function:

Primary Historic Function: Estate Landscape
Primary Current Use: Leisure-Passive (Park)

Other Use/Function

Agricultural Field

Farm (Plantation)

Garden

Hiking Trail

Historic Furnished Interior

Horse/Bridle Trail

Leisure-Passive (Park)

Museum (Exhibition Hall)-Other

Outdoor Recreation-Other

Ski Trail (Cross-Country)

View

Woodlot/Forest (Managed)

Other Type of Use or Function

Both Current And Historic

Both Current And Historic

Both Current And Historic

Both Current And Historic

Current

Both Current And Historic

Both Current And Historic

Current

Both Current And Historic

Both Current And Historic

Both Current And Historic

Both Current And Historic

Current and Historic Names:**Name**

The Hill

Marsh Hill

Billings Farm

Billings Estate

Marsh Place

Marsh-Billings-Rockefeller National Historic
Park**Type of Name**

Historic

Historic

Historic

Historic

Historic

Current

Ethnographic Study Conducted:

No Survey Conducted

Ethnographic Significance Description:

A survey to document if there is ethnographic significance associated with the Mansion grounds and forest (Historic Zone) has not been conducted to date. Prior to European settlement, the park was likely part of a seasonal territory for a family of the Cowasuck band of the Western Abenaki, who may have lived on the floodplain and adjoining terraces now occupied by Billings Farm & Museum and the Mansion grounds. No information has been found on whether there are Cowasuck still living in the region. More recently over the course of the past 100-plus years, the forests of the park in particular have become highly valued by the community as a free recreational resource, and the wooded summits of Mount Tom (mostly outside of the park) have become integral to the visual character and identity of the Woodstock community.

Chronology:

Year	Event	Annotation
AD 1768	Established	Land speculator Oliver Willard receives patent from Province of New York for his land encompassing most of Town of Woodstock. Patent references John Rogers as owner of a tract of land that extends from the Pogue west.
AD 1776	Purchased/Sold	John Smith Hoisington purchases 200 acres at eastern foot of Mount Tom, encompassing all or part of the Mansion grounds.
AD 1777	Built	James and Sarah Cobb establish a hill farm south of the Pogue (later Howe/Dana Farm, Hill Top Farm). They build a log house, later replaced by a frame house.
AD 1783	Purchased/Sold	James Cady purchases 50 acres from John Smith Hoisington encompassing all or part of the Mansion grounds.
AD 1789	Purchased/Sold	Charles Marsh purchases James Cady's 50-acre farm.
AD 1789 - 1790	Built	Charles Marsh has a frame farmhouse built by Samuel Winslow on present tennis court. House is accessed by a lane along the south side (site of present main entrance drive), and has a connected kitchen wing, wagon bay, and barn at the rear.
AD 1790	Built	Around this time, Charles Marsh builds a pump-log aqueduct to supply water to his house from north side of the hill.
AD 1793	Built	James and Sarah Cobb build frame house south of the Pogue.
AD 1795	Built	Around this time, Charles Marsh builds a frame tenant house north of his farmhouse, north of present tennis court.
AD 1797	Ranched/Grazed	Charles Marsh clears the land southwest of his house (vicinity of the present Terrace Gardens) for a pasture.

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AD 1800	Altered	Forest on Mount Tom burns in a wildfire.
	Expanded	Charles Marsh enlarges farm with purchase of a portion of the Rogers tract near the Pogue.
	Built	Charles Marsh and others construct Elm Street/Route 12 as Royalton and Woodstock Turnpike.
AD 1805 - 1807	Built	Charles Marsh has a second house (core of Mansion) constructed, along with surrounding drives and outbuildings. Nathaniel Smith is the architect/builder.
AD 1806	Planted	Around this time, Charles Marsh sets out Lombardy poplar in front (east/south) of his new house.
AD 1808	Planted	Charles Marsh plants American elm bordering his property along turnpike (Elm Street/Route 12).
AD 1814	Built	Charles Marsh constructs stone wall around south pasture (present Mansion lawn).
AD 1819	Purchased/Sold	James Cobb sells his farm near the Pogue (later Hill Top Farm) to Eliphalet Thomas. George Thomas establishes separate farm to the west (later McKenzie farm).
AD 1820	Planted	Around this time, Charles Marsh plants American elms in his south pasture (present Mansion lawn).
AD 1829	Purchased/Sold	Charles Marsh sells his old farmhouse to Bushrod Rice.
AD 1833	Purchased/Sold	Bushrod Rice sells former Marsh farmhouse to Rev. B. C. C. Parker.
AD 1834	Purchased/Sold	Around this time, Charles Marsh sells tenant house to Rev. B. C. C. Parker.
AD 1839	Expanded	Rev. Parker builds a schoolroom addition on the old Marsh farmhouse and opens a "Female High School." It operates for only a few years.
AD 1845	Purchased/Sold	Around this time, the Eliphalet Thomas farm is sold to Hugh P. Howe, and the George Thomas farm is sold to Joseph C. McKenzie.

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AD 1847	Land Transfer	Charles Marsh conveys title to 300 acres of his farm to his son, Charles Marsh (Junior). 1850 Census records Marsh farm consisting of 300 acres of improved farmland with 95 sheep, 5 dairy cows, and crops including corn, oats, potatoes, hay, and maple sugar.
AD 1859	Purchased/Sold	Charles Marsh Jr. purchases the old Marsh farmhouse and tenant house from Frances Parker, widow of Rev. Parker.
AD 1863	Purchased/Sold	The Howe farm is sold to Charles (Edward) Dana.
AD 1869	Purchased/Sold	Frederick Billings purchases the Marsh Place (246.6 acres) from Charles Marsh Jr.
	Altered	Frederick Billings removes all buildings except for the Mansion, and begins rebuilding the Mansion.
	Built	Frederick Billings constructs laundry, stable, and coachman's house. Architect is William Ralph Emerson. Commissions conceptual plan for the Mansion grounds in the Natural style of landscape gardening, and begins implementation. Landscape architect is Robert Morris Copeland.
AD 1869 - 1878	Altered	Frederick Billings rebuilds Marsh pasture wall and extends it as a perimeter retaining wall around the Mansion grounds.
AD 1869 - 1870	Built	Reservoir built on hill west of the Mansion, along with system of hydrants on Mansion lawn.
AD 1870	Altered	North lane rebuilt according to Copeland plan in a curving alignment as main entrance drive to the Mansion.
AD 1870 - 1878	Built	"Garden" (kitchen garden) including the Garden Shed, built on the top of the hill west of the Mansion based on Copeland design.
AD 1872	Purchased/Sold	Frederick Billings acquires former Claflin house on North Street as residence for his head gardener.
	Built	Croquet Ground built on the site of the old Marsh farmhouse (present tennis court).

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AD 1872 - 1890	Built	Frederick Billings constructs system of carriage roads leading from the Mansion grounds west up and beyond Mount Tom, partially on alignment of pre-existing roads.
AD 1872 - 1874	Built	Hothouses, including Belvedere and Bowling Alley, constructed. Architects are Detlef Lienau and Lord's Horticultural Works.
AD 1874 - 1875	Built	Upper and Lower Summerhouses constructed at pedestrian entrance to Mansion grounds.
AD 1874 - 1880	Planted	Frederick Billings begins his reforestation program in c.1874 with plantation of Norway spruce on steep hillside north of Belvedere, and by c.1880 reforests most of the hill within Mansion grounds.
AD 1875 - 1876	Built	Woodshed built on north slope of hill.
AD 1880	Planted	Spruces planted in front of Gardener's Cottage, near the Twin Houses, and pines planted near Reservoir.
AD 1882	Planted	Frederick Billings has the triangular park above Elm Street bridge planted and enclosed by granite-post and chain fence. Spruce moved down to Ice House, and maples planted on Spring lot.
	Built	Hothouses expanded with addition of a camellia house and potting room. Architects are Lord & Burnham Company and Ehrick Rossiter.
AD 1883 - 1887	Planted	Frederick Billings continues reforestation program, planting at least 28,000 trees during a five-year period, largely Norway spruce, European larch, Austrian pine (i.e. scots pine or scotch pine), white spruce, white ash, and European mountain ash.
AD 1884	Purchased/Sold	Frederick Billings acquires Dana Farm (former Cobb/Thomas farm) near the Pogue, and names it "Hill Top Farm." Farm used through the early 20th century to raise corn, potatoes, hay, and fruit, and to raise poultry, sheep, and cattle. Boundaries of the old Marsh farm, now within his estate, marked with granite posts. George Aitken becomes farm manager.

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AD 1885	Built	Water lines laid to extend Reservoir water to Stable and Farm barns.
	Built	Around this time, ornamental lily ponds constructed on hillside west of Mansion.
	Built	Hennery built at Hill Top Farm.
AD 1885 - 1886	Altered	Mansion enlarged and remodeled. Architect is Henry Hudson Holly.
AD 1886	Built	Hill Top Cottage constructed on Hill Top Farm for farm staff. Architect is Ferdinand Davis.
AD 1887	Purchased/Sold	Frederick Billings acquires 33.6 acres of the McKenzie Farm that includes the West Ridge.
	Built	Carriage road to South Peak of Mount Tom completed.
	Altered	Croquet Ground converted into a tennis court.
AD 1887 - 1890	Built	North Ridge Road is constructed north of the Pogue.
AD 1890	Land Transfer	Upon Frederick Billings' death in September 1890, the Woodstock estate is left intact for the remainder of the life of his widow, Julia, and managed by a board of trustees.
AD 1890 - 1891	Altered	Pogue enlarged and carriage road is built around perimeter.
AD 1890 - 1894	Planted	The Fernery, a garden of ferns laid out along twisting paths and log steps, built by Elizabeth Billings on the steep slope adjoining the Belvedere.
AD 1890 - 1901	Purchased/Sold	Billings Estate is expanded by over 200 acres, bringing the total to 1,326.47 acres at its height in 1901.
AD 1891	Built	Extension of North Ridge Road constructed.

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AD 1891 - 1892	Planted	“Old-fashioned” plantings established around Mansion and along main entrance drive.
AD 1892	Built	Maple Grove east of the North Ridge enclosed by a stone wall.
AD 1894	Built	Boat house constructed on south bank of Pogue.
AD 1894 - 1899	Built	Neoclassical-style Flower Garden built on slope south of Hothouses under direction of Laura Billings and George Aitken. Landscape Architect is Charles A. Platt.
AD 1894	Purchased/Sold	Remainder of the 118.4-acre McKenzie Farm, located at the western side of the Billings Estate adjoining Prosper Road, is acquired. McKenzie farm house rented to tenants and land used through the early 20th century for cultivated crops, orchards, pasture, livestock, maple sugaring, honey production, and reforestation.
AD 1895	Built	McKenzie Road is built.
	Reconstructed	Neoclassical-style stable (present Carriage Barn) constructed on foundations of the old building. Architect is Rossiter & Wright.
AD 1896	Planted	Around this time, a 3-acre mixed plantation is set out north of the Pogue on Hill Top Farm, and a 6-acre plantation of white pine and sugar maple is set out near Route 12 on the old Marsh Place.
	Built	Bridal path built to north peak of Mount Tom. Water pipe from spring in King woods built to Hill Top Farm.
AD 1897	Built	A watercourse of a series of pools and cascading rills is built in the Fernery by the farm staff.
AD 1897 - 1898	Built	Neoclassical-style Long Terrace built on the slope south of the Hothouses under the direction of Laura Billings and George Aitken. Landscape architect is Charles A. Platt.

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AD 1899	Built	Elizabeth Billings has path constructed along east slope of hill above Carriage Barn to access a planned arboretum. Ice house wing built at rear of Mansion. Water troughs placed near Pogue.
AD 1900 - 1902	Reconstructed	Hothouses rebuilt with new steel superstructures. Architect is Lord & Burnham Company.
	Destroyed	Potting Room and Camellia House demolished.
AD 1900 - 1903	Built	New water supply line built from the Pogue to the farm.
AD 1901	Expanded	Elizabeth Billings oversees improvements to the Lily Pond, including addition of rustic waterfall.
AD 1903 - 1904	Reconstructed	Main entrance drive is rebuilt in the Neoclassical style.
	Planted	Plantings established along drive and around Mansion. Landscape architect is Martha Brookes Hutcheson.
AD 1904	Built	Around this time, a rustic drive (Wood Drive) and stone wall with stone ledge bench built on hillside between Fernery and Lily Pond. Landscape architect (attributed) to Hutcheson.
AD 1905	Planted	Around this time, a 14-acre white pine plantation set out on McKenzie Farm.
	Planted	Hemlock hedge planted along east and south perimeter of Mansion lawn.
AD 1907	Reconstructed	Reservoir on the hill removed and reconstructed.
AD 1908	Built	Automobile garage built between Carriage Barn and Double Cottage.
AD 1909	Planted	20,000 pines imported from Germany planted on McKenzie farm.
AD 1911	Planted	9,000 white pines planted near Maple Grove and below the Sugar House; 40,000 Norway spruces are transplanted to Nursery (Upper Meadow?).

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AD 1912 - 1914	Planted	Plantings in the Long Terrace and Flower Garden redesigned. Landscape architect is Ellen Biddle Shipman.
AD 1913	Planted	A 3-acre Norway spruce plantation set out north of the Pogue on Hill Top Farm.
	Built	Swimming pool constructed on hillside over south half of Lily Pond.
AD 1914	Land Transfer	Julia Billings dies, and estate is divided among her children. Daughters Mary Montagu Billings French and Elizabeth Billings receive the Mansion grounds and forest.
AD 1915	Altered	Mansion exterior painted monochrome gray.
AD 1916 - 1917	Built	Mary Montagu Billings French oversees construction of Bungalow within a white pine plantation on hill west of the Mansion. Architect is Harold Van Buren Magonigle.
AD 1917	Planted	Around this time, a 23-acre red pine, 2-acre Scots pine, 2-acre red pine, and 2-acre mixed plantations are set out on the McKenzie farm.
AD 1918	Purchased/Sold	McKenzie farmstead and a portion of Hill Top Farm are sold.
AD 1930	Demolished	All greenhouses except for the Grapery (present greenhouse) taken down.
AD 1930 - 1931	Built	Swimming pool built in foundations of the greenhouse known as the Octagon.
AD 1932	Destroyed	McKenzie farmstead (then under separate ownership) and approximately 3 acres of forest burn.
AD 1933	Purchased/Sold	Site of the McKenzie farmstead is reacquired.
AD 1934	Planted	Around this time, a 3-acre white pine plantation set out at site of McKenzie farmstead.
AD 1935	Destroyed	Hill Top cottage/farmhouse burns.

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AD 1936	Purchased/Sold	Dairy herd sold off.
AD 1938	Planted	Norway spruce planted on “12-acre Lot” at Hill Top Farm (location unknown). Hurricane downs many trees on Sept. 21.
AD 1940	Demolished	The west 50-foot section of remaining greenhouse (Grapery) demolished.
AD 1943 - 1944	Planted	Victory gardens planted in meadow.
AD 1944	Neglected	Elizabeth Billings dies, and maintenance of Fernery and other hillside gardens ceases.
AD 1950	Removed	The “big elm” off the southwest corner of the Mansion dies, likely from Dutch elm disease afflicting other mature elms on property. Some elms survive into early 1980s.
	Built	Around this time, a fence-enclosed corral built in swale between Carriage Barn and tennis court for family’s horse, “Flicka.”
AD 1950 - 1952	Planted	Around this time, a 3-acre Norway spruce plantation set out south of the site of the McKenzie farmstead and a 14-acre red pine plantation set out on Hill Top Farm.
AD 1951	Land Transfer	Mary Montagu Billings French dies and leaves estate to her three children, who subdivide a 1.3-acre lot from the southwest corner of the Mansion grounds and sell it to Richard Sterling. A 4-acre lot at northeast corner of the estate on Route 12 is sold to the Lewis family.
AD 1953	Land Transfer	Mary Montagu Billings French’s children give 136 acres of estate encompassing the North and South Peaks of Mount Tom to Town of Woodstock; this land is subsequently known as “Billings Park.”

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AD 1954	Land Transfer	Mary Montagu Billings French's estate is divided among her children, with 78 acres encompassing the Mansion grounds and adjoining forested land to Mary French Rockefeller, 122 acres encompassing Hill Top Farm to John French (II). Remaining property, amounting to over 500 acres encompassing the main farm (present Billings Farm & Museum) and Mount Tom forests, is transferred to Billings Farm, Inc., a private corporation established by the family in 1954.
AD 1955 - 1957	Rehabilitated	Laurance S. and Mary F. Rockefeller rehabilitate Mansion with new exterior color scheme and removal of some porches and balconies. Architect is Theodor Muller.
AD 1955	Altered	Plantings in Flower Garden altered, including removal of perimeter hedges.
AD 1956	Demolished	Around this time, Laundry at rear of Mansion, Garden Shed at the Upper Meadow, and a saw shed near Woodshed are demolished. Walks and shrubs around Mansion are removed.
	Altered	Around this time, most walks, flowerbeds, and interior shrubs are removed from Long Terrace. Cobblestone gutters removed and drives resurfaced in gravel.
	Built	Around this time, parking area built on the site of Laundry.
	Established	The Mount Tom forest, managed by Billings Farm, Inc., designated as Vermont Tree Farm No. 1.
AD 1957	Designed	Plans produced for redesign of Belvedere-pool area. Architect is Theodor Muller, landscape architect is Zenon Schreiber.
AD 1958	Planted	Around this time, an orchard is established between the Greenhouse and Long Terrace with trees transplanted from the Rockefeller family's Tarrytown estate, Kykuit.
	Planted	Foundation shrubs around the Mansion are replanted. Landscape architect is Zenon Schreiber.
	Built	Garden Workshop is built at the west end of the Greenhouse. Architect is Theodor Muller.

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AD 1959	Rehabilitated	Initial improvements are completed to Belvedere and swimming pool according to 1957 Muller-Schreiber plan. Architect is Theodor Muller.
AD 1960	Rehabilitated	Around this time, plantings around Lily Pond are rehabilitated. Gardener is Carl Bergstrom.
AD 1961 - 1962	Built	The pool terrace, patio, and rock gardens completed according to 1957 Muller-Schreiber plan.
AD 1961	Built	Around this time, the Garden is converted into a fenced-in horse pasture (Upper Meadow), and a Horse Shed is built on location of old Garden Shed. Architect is Theodor Muller.
AD 1966 - 1969	Altered	Fernery watercourse (Waterfall Garden) is rebuilt and surrounding area replanted. Landscape architect is Zenon Schreiber.
AD 1967	Established	The Mansion (Mansion grounds) designated a National Historic Landmark for its significance in the history of conservation as boyhood home of George Perkins Marsh and home of Frederick Billings.
	Planted	Laurance S. Rockefeller has five mature white pines transplanted onto Mansion lawn. Landscape architect is Bryan J. Lynch.
AD 1968	Built	Around this time, the orchard between the greenhouse and Long Terrace is removed and replaced by a putting green. Landscape architect is Robert Trent Jones.
AD 1970 - 1997	Altered	Many plantations and hardwood and mixed forest stands maintained and thinned under direction of John Wigin.
AD 1971	Established	The Ottauquechee River vista is created through the perimeter plantation on south side of Mansion lawn. Landscape architect is Bryan J. Lynch.
AD 1973	Established	A Norway spruce adjoining Carriage Barn, planted by Frederick Billings in c.1877, is designated the State Champion.

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AD 1974	Purchased/Sold	Billings Farm, Inc., including its Mount Tom forests and the main farm on the Ottauquechee River floodplain, is sold to Laurance S. Rockefeller, thus reuniting the core of the historic Billings Estate under the joint ownership of Laurance S. and Mary French Rockefeller.
	Established	Large-mouthed bass introduced to Pogue (Wiggin, 1993).
AD 1977	Built	Mansion garage is constructed.
AD 1977 - 2008	Built	Beginning in this year, the Woodstock Resort Corporation expands the Woodstock Ski Touring Center to include cross-country trails on Mount Tom. New trails are built in the park and some existing carriage roads, skid roads, and hiking trails are groomed and maintained. At present, several trails are no longer actively used or managed, and are thus disappearing.
AD 1978	Built	The Secondary Entrance Drive is built in the swale. Landscape architect is Bryan J. Lynch.
AD 1980	Planted	The Vermont Woodland Flora Exhibit, located west of Woodshed and later known as "Woodland Garden," opens to the public; designed by the Rockefellers' forester, John Wiggin.
AD 1983	Planted	Around this time, a screening hedge of deciduous shrubs is planted along east side of Mansion lawn. Landscape architect is Bryan J. Lynch.
AD 1984	Built	The Rockefellers install security system consisting of alarms and in-ground floodlights around Mansion.
AD 1988	Purchased/Sold	Around this time, Laurance S. Rockefeller purchases 122 acres of Hill Top Farm from John French.
AD 1992	Land Transfer	The Gardener's Cottage (Bergstrom House) with its half-acre lot is subdivided from the Mansion grounds and retained under the ownership of Mary French Rockefeller; subsequently transferred to ownership of the Woodstock Resort Corporation.

Mansion Grounds and Forest

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	Established	Legislation is passed in Congress establishing Marsh-Billings National Historical Park based on the gift of the Mansion grounds and forest by Laurance S. and Mary French Rockefeller to the people of the United States. This portion of the park is designated the "Historic Zone." The Rockefellers retain life estate on the Mansion grounds.
	Rehabilitated	The Rockefellers rehabilitate plantings in the pool terrace rock gardens and alter those in the Flower Garden to extend bloom period over the course of the anticipated visitor season. Gardener is Primavera, Resortscapes, Inc.
AD 1993	Restored	The Rockefellers lower height of perimeter hedge to reopen the east view from Mansion.
AD 1993 - 1998	Planned	National Park Service, working with the Woodstock Foundation and the local community, plans for the park opening. Plans call for a joint visitor center and parking area at Billings Farm & Museum.
AD 1997	Removed	Laurance S. Rockefeller has mature hemlocks removed from the triangular island in the main entrance drive and the adjoining hemlock hedges replanted to create vista looking east across the farm.
AD 1998	Land Transfer	Following the death of Mary French Rockefeller in 1997, Laurance S. Rockefeller ends his life estate on the Mansion grounds effective January 1, 1998, allowing for public opening of the park.
	Developed	Marsh-Billings National Historical Park opens to the public in June 1998; the title of the park is changed to include the Rockefeller name.
AD 1998 - 1999	Rehabilitated	The Carriage Barn rehabilitated as the park's visitor center and administrative offices, and new walkway built connecting to the Secondary Entrance Drive. Architects are Paul Newman and Leslie Ullman (National Park Service).
	Built	National Park Service adds benches, lampposts, signs, and railings to the Mansion grounds to accommodate public visitation.

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AD 1999	Altered	The Long Terrace perimeter hemlock hedges are replaced.
AD 2002	Altered	180' linear feet of the perimeter hemlock hedge extending east from the Lower Summerhouse is replaced.
AD 2008	Built	A new building, named the Forest Center, is opened near the Woodshed and provides exhibit, classroom, and meeting space. The project also includes rehabilitation of the upper level of the Woodshed into exhibit space.

Physical History:

INTRODUCTION

The existing landscape of the Mansion grounds and forest (Historic Zone of Marsh-Billings-Rockefeller National Historical Park) is largely the product of one man's vision, Frederick Billings, who purchased the core of the property from Charles Marsh (George Perkins Marsh's brother) in 1869 and developed a model farm, establishing a tradition of stewardship carried on by his heirs through the 1990s. Over its history, the estate grew in size to well over one thousand acres, was subdivided, and then reassembled in part by the Rockefellers. Known locally by different names, including "Marsh Place," "Marsh Hill," "The Hill," "Billings Estate," and "Billings Farm," the property consisted of three components: the main residence (Mansion grounds), the forest on and around Mount Tom (forest), and the main farm on the Ottauquechee River floodplain (Billings Farm & Museum). The following is a brief overview of the history of the landscape that comprises the Mansion grounds and forest.

NATIVE LANDSCAPE AND EUROPEAN SETTLEMENT, PRE-1789

The earliest known human intervention in the park's native landscape, a hilly glacial-alluvial landform covered in a northern hardwoods dominated by maple and beech, is believed to be a clearing in the forest on the Ottauquechee River floodplain (within Billings Farm & Museum Protection Zone) that was found by the first European settlers. This clearing was likely made by the Cowasuck branch of the Western Abenaki as part of a seasonal camp. The Western Abenaki were decimated by European diseases, warfare, and settlement by the eighteenth century, so that when the first European settlers arrived in Woodstock in the 1760s, there was no other trace of their habitation of the land aside from the floodplain clearing. By the time of the Revolution, the European settlers had begun to clear large portions of the forest. At the eastern foot of Mount Tom, John Smith Hoisington purchased 200 acres in 1776 and developed a farm that likely occupied much of the floodplain as well as portions of the Mansion grounds. In 1783, he sold fifty acres encompassing all or part of the Mansion grounds and adjoining floodplain to wheelwright James Cady. Cady built a wood house on a stone foundation on an upper terrace of the floodplain, corresponding with the present east side of Elm Street across from the Mansion. Despite the poorer soils, agriculture also was established at an early date on Mount Tom. In 1777, James and Sarah Cobb built a house south of the Pogue and began to clear the forest for farming (Figure 1) (Dana, "History of Woodstock," 1889; Cultural Landscape Report for the Forest, 2000; Cultural Landscape Report for the Mansion Grounds, 2005).

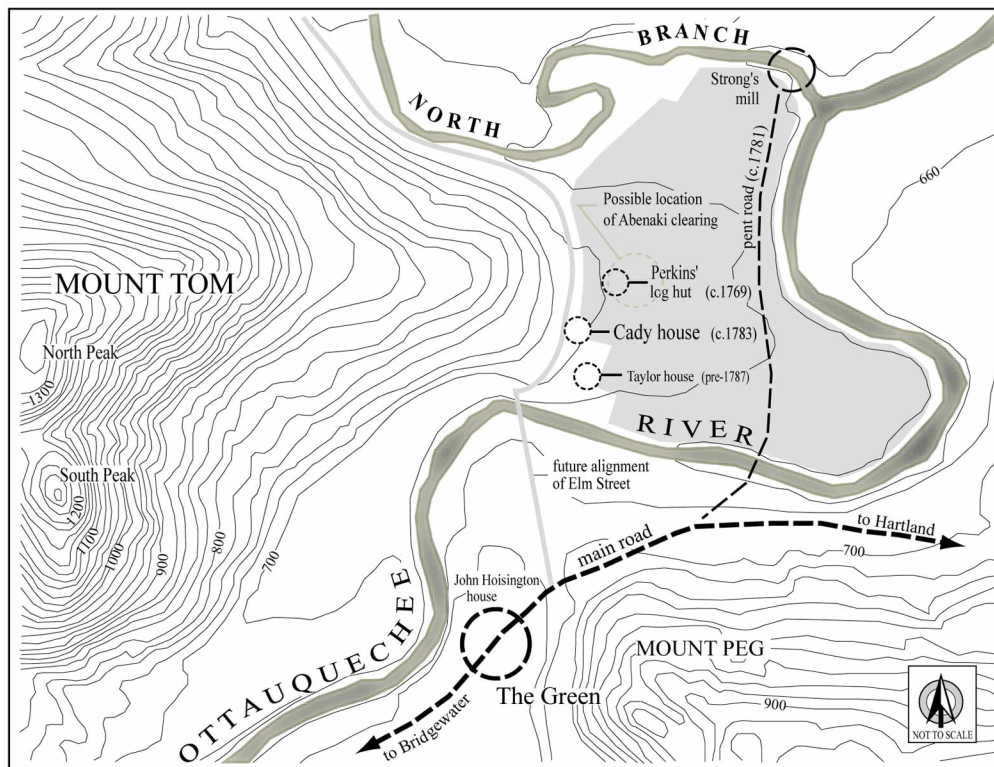


Figure 1. The east end of the park at the time of European settlement, c. 1789. The gray shaded area indicates the limits of the park's Protection Zone. Building locations are approximate. (SUNY-ESF, 2008)

THE MARSH PLACE AND DANA & MCKENZIE FARMS, 1789-1869

In 1789, Charles Marsh purchased the fifty-acre Cady farm and over the course of the next two decades improved the landscape into an extensive farm and prominent country seat. While the Marsh Place dominated the landscape on the east side of Mount Tom prior to 1869, there were two other farms occupying the west side of Mount Tom. These were the Dana farm in the area around the Pogue, and further west, the McKenzie farm along Prosper Road.

Soon after Charles Marsh purchased the Cady farm, he began construction of a frame farmhouse on the location of the present tennis court, and removed the Cady house, leaving its stone foundation visible for many years. The Marsh farmhouse, in which the noted conservationist George Perkins Marsh was raised, faced east toward the open floodplain meadow and had a connected wagon bay and barn at the rear, forming a dooryard along the south side (Figure 2). The Marsh's kitchen garden was likely located at the rear of the house. Soon after Marsh built his farmhouse, he constructed a log-pipe aqueduct to conduct water from a spring on the north side of the hill to the house, having found that a closer spring on the hillside behind the house did not prove sufficient. In the 1790s, Marsh built a tenant house on the north side of his farmhouse and a barn on the upper terrace of the floodplain as he

continued to improve and expand his farm. In 1797, he cleared and improved the rocky south slope of the hill (present location of the Terrace Gardens) for a pasture. During the same year, the first Elm Street Bridge was constructed across the Ottauquechee River, giving Marsh direct access to the village; three years later, Elm Street was extended through Marsh's farm along the upper terrace as the Royalton and Woodstock Turnpike (CLR for the Mansion Grounds, 2005).

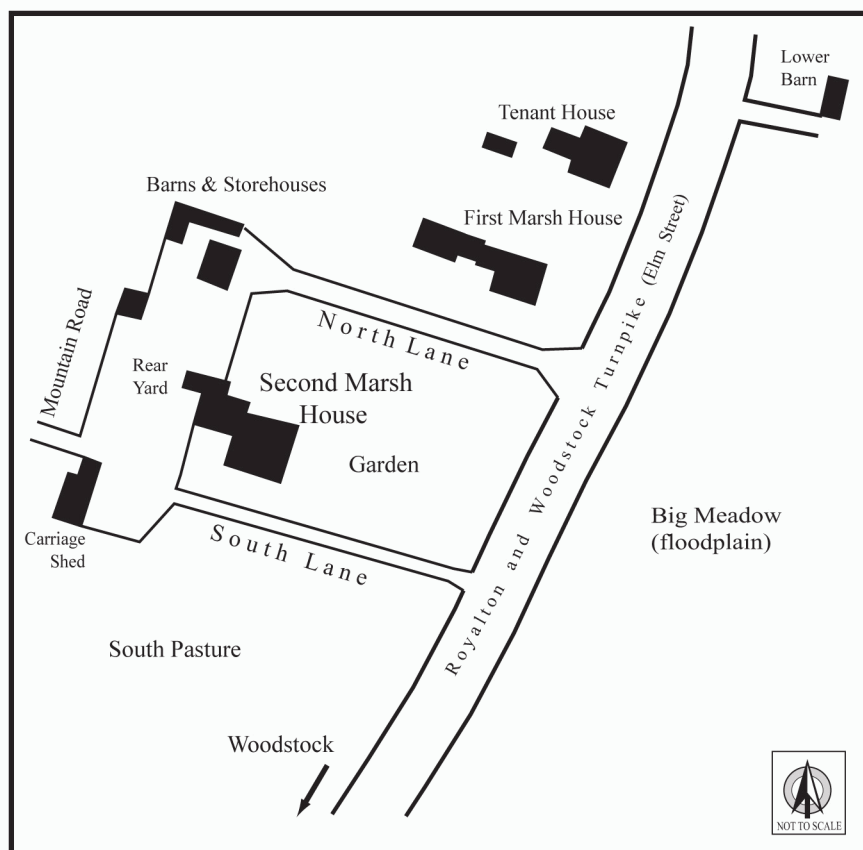
As the Marsh family grew and prospered, the frame farmhouse became insufficient. Between 1805 and 1807, Charles Marsh erected a new house (core of Mansion) on the brow of the terrace south of his farmhouse in a location that aligned with the head of Elm Street and provided views south to the village and east across his Ottauquechee floodplain meadow (see Figure 2). This second house was the boyhood home of the noted conservationist, George Perkins Marsh. Built by Nathaniel Smith in a restrained Federal style, the house was surrounded by orthogonal lanes that defined a front garden enclosed by a picket fence, and a rear service yard enclosed by a carriage barn and sheds. In 1806, Marsh set out Lombardy poplars in front of the house along the south lane, and two years later, American elms along Elm Street down to the bridge. Marsh improved the pasture to the south of the house by removing rocks (except for a large boulder), establishing a lawn-like appearance, and enclosing it with a stone wall, built in 1814. Through the mid-nineteenth century, Marsh expanded his farm to approximately 400 acres that extended across the entire floodplain and west up Mount Tom to the mountain-top bog known as Pogue Hole (Dana, 1889). The farm was a combination of lowland cultivated fields, rocky upland pastures, hillside woodlots, farm roads, and gardens. The second Marsh house and its surrounding landscape served as a prominent country seat: part farmhouse and part village residence, reflecting Charles Marsh's life as a lawyer and gentleman farmer. In 1829, Marsh sold his old farmhouse and surrounding one acre of land to Bushrod Rice, who in turn sold it in 1833 to Reverend B. C. C. Parker, the rector of St. James Episcopal Church in Woodstock, who also purchased the adjoining tenant house and one-acre lot from Charles Marsh the following year. Five years later, Reverend Parker opened a "female high school" in the farmhouse and added a schoolhouse wing. The school proved unsuccessful and soon closed, but Parker retained ownership of the property (CLR for the Mansion Grounds, 2005).

In 1847, two years before his death, Charles Marsh conveyed 300 hundred acres of his farm to his youngest son, Charles Marsh (Junior). Around this time, Marsh apparently sold a portion of the west end of the farm surrounding the Pogue to Hugh Howe, owner of the former Cobb farm. George Perkins Marsh had moved away following completion of his studies in 1820s, but the farm remained his family home and he kept in contact with his brother. Over the course of the next two decades, the younger Charles Marsh continued the farm operation, but met with limited business success and made few known improvements. Between 1850 and 1860, the amount of improved farmland dropped in half. In 1850, the Marsh Place had 95 sheep, five dairy cows, and produced corn, oats, potatoes, hay, maple sugar, and 300 pounds of wool (Census of 1850). Despite the regional downward trend in sheep farming, Charles Marsh (Junior) increased his production during the 1850s, producing 700 pounds of wool in 1860 from 212 sheep (Census of 1860). Marsh retained large parts of Mount Tom in woods, amounting to between 100 and 150 acres, which he used for timber and production of maple sugar. At the

center of the Marsh farm remained the Federal-style second house, barns, and the old farmhouse and tenant house, which the younger Marsh reacquired from Reverend Parker's widow in 1859. Beginning in the 1850s, Marsh also sold off some of the farm, leaving two hundred and forty-seven acres by 1869 (Figure 3). In this year, Charles Marsh (Junior) sold the family farm and moved to San Diego, citing health reasons (CLR for the Mansion Grounds, 2005).

The Marsh's neighboring farmers, James and Sarah Cobb, had built their hill farm beginning in 1777. Their farmstead, accessed from a road located south of Woodstock village, was situated at the top of a valley due south of the Pogue Hole. In 1819, the Cobbs sold their land to Eliphalet Thomas, and around the same time, the land to the west was purchased by George Thomas and developed as a separate farm. George Thomas built a farmstead on Prosper Road, the public road along the far western side of Mount Tom. Eliphalet Thomas's farm subsequently passed through the ownership of Oliver Phelps Chandler before being sold to Hugh P. Howe in the 1840s, while George Thomas's farm was carried on by his son Joseph and then sold to Joseph C. McKenzie in the 1840s (CLR for the Forest, Volume 1, 2000).

In 1850, the Howe farm contained 130 acres, about 10 of which were wooded. Howe was mainly a sheep farmer, but also raised corn, oats, potatoes, buckwheat, and hay, and produced butter and maple sugar. In 1863, Howe sold the farm to Charles Dana who expanded the farm to 450 acres over the next two decades, expanding his acreage surrounding the Pogue. Dana raised fruit, corn, oats, potatoes, and buckwheat, and produced butter and maple sugar. Aside from the farmhouse, a well, barns, and other outbuildings, the Dana farm featured woodlots, stonewall-enclosed pastures, and the hilltop bog known as "Pogue Hole." In 1850, the McKenzie farmstead contained 170 acres and approximately 50 acres of woods. Over the course of the next decade, the McKenzies added about 40 acres of improved farmland and 90 acres of woodland (Figure 4). They raised dairy cattle, sheep, corn, oats, potatoes, buckwheat, and hay, and produced butter, cheese, wool, and maple syrup. The farm was large enough during the 1860s to require hired hands (Agricultural Census records, 1850-1870; CLR for the Forest, Volume 1, 2000).



*Figure 2. Organization of the landscape around the second Marsh house, c.1859.
(SUNY-ESF, based on Presdee & Edwards map of Woodstock, c.1859)*



Figure 3. View of the Marsh Place looking north over Woodstock village, 1869. The second Marsh house is the large, dark building in the middle of the photograph. (Woodstock Historical Society)

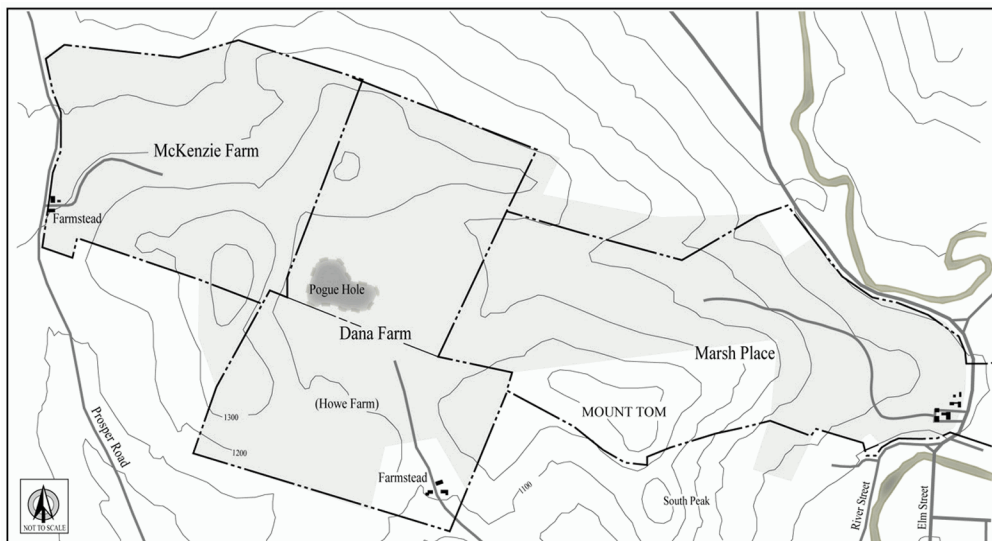


Figure 4. Map of the Mansion grounds and forest (Historic Zone) showing approximate boundaries of the Marsh, Dana, and McKenzie farms, c. 1869. (SUNY-ESF, 2008, based on Foulds, "Land Use History")

FREDERICK BILLINGS PERIOD, 1869-1890

Soon after his purchase of the Marsh Place in 1869, Frederick Billings began to transform the landscape into a model farm, following the conservation philosophy of George Perkins Marsh and his own strong appreciation of landscape beauty and interest in rural improvement. Within five years, Billings completed redesign of the landscape around the second Marsh house into

fashionable home grounds, established a large kitchen garden on top of the adjoining hill, developed a system of roads extending up Mount Tom, and began reforesting worn-out pastures and eroded slopes. In the ensuing two decades, Frederick Billings expanded his estate to over 1,100 acres through acquisition of the adjoining Dana and McKenzie farms, among many other properties. The Woodstock estate remained a year-round home for his young family during the 1870s, but by the 1880s had become a seasonal home. The farm operation, which included forest plantations and hill farms, were operated year-round.

Mansion Grounds:

Within the domestic landscape known as the Mansion grounds, Billings began work in 1869 on the second Marsh house by rebuilding it into a spacious Stick-style residence designed by architect William Ralph Emerson of Boston, who also likely designed the adjoining Laundry and Stable. By retaining the old house, Billings maintained the extensive views to the east and west, as well as a tangible link to George Perkins Marsh's boyhood home. Billings relocated the old Marsh farmhouse and the tenant house off of the grounds, and also removed all of the outbuildings. He also developed an extensive utility system for gaslight, water, and sewers, evident in the lampposts and hydrants in the Mansion lawn and along the drives, and a reservoir located on the hill behind the Mansion. For design of the Mansion grounds landscape, Billings commissioned the landscape gardener Robert Morris Copeland of Boston to develop a conceptual plan, which he completed in 1869. Copeland's design transformed the orthogonal organization of the Marsh Place into a stylized rural landscape based on the prevailing English or Natural style of landscape gardening with sweeping lawns, curving drives, and clumps of trees. He planned for ornamental carpet bedding immediately around the Mansion, a croquet ground, a service area in the swale north of the Mansion, and a summerhouse at the pedestrian entrance to the grounds opposite the Elm Street Bridge. He also retained a large boulder in the Mansion lawn and outcroppings on the hillside, and mature trees from the Marsh Place, including an oak grove on the hillside and elms and maples around both Marsh houses. On the top of the hill behind the Mansion, Copeland designed a kitchen garden on an orthogonal grid, reflecting his shared interest with Frederick Billings in scientific farming. The garden included vegetables and fruits, a building known as the Garden Shed, and a tree nursery (CLR for the Mansion Grounds, 2005).

By 1875, Billings had implemented the Copeland plan in large part, but built two rustic summerhouses instead of one, relocated the greenhouses, altered the alignment of some of the drives, and substituted forest plantations along the periphery of the grounds and on the hill for Copeland's lawns and clumps of trees. For the greenhouses, Billings commissioned the German-born architect Detlef Lienau and the greenhouse builder Frederick Lord. They constructed a 'U'-shaped complex consisting of a grapery, a tropical house, an octagonal conservatory, and a rose house that connected to a Swiss cottage-style building known as the "Belvedere" and a brick head house that also housed a bowling alley. In order to build the greenhouses, Billings had to grade the adjoining slope, which he stabilized and beautified in c.1874 with a plantation of Norway spruce. This was likely Billings' first plantation. By 1880, Billings had established forest plantations across most of the Mansion grounds outside of the Mansion lawn, swale, and kitchen garden with species dominated by Norway spruce and white pine, and lesser numbers of hemlock, European larch, and sugar maple. Most of these

plantations were not planted in strict patterns and many consisted of several different species (CLR for the Mansion Grounds, 2005).

While Frederick Billings constantly improved the estate with tree and shrub plantings and renovations to buildings, his improvements increased during the 1880s following his retirement. In the Mansion grounds, these improvements began in 1882, with the addition onto the greenhouses of a camellia house and potting room designed by Frederick Lord and his renamed firm, Lord & Burnham. This was followed by extension of water lines from the Reservoir in c.1885 that coincided with building of the Reservoir-fed Lily Pond on the slope above the Mansion and Stable. The Lily Pond featured a rustic wood bridge and grasses, and was surrounded by Norway spruce plantations. Billings' most substantial improvement within the Mansion grounds during this time was the reconstruction and enlargement of the Mansion, designed in the Queen Anne style by Henry Hudson Holly of New York City and built in 1885-1886. Despite the extensive remodeling, the surrounding grounds were not substantially changed (Figures 5-7) (CLR for the Mansion Grounds, 2005).

Forest:

While Frederick Billings was developing the Mansion grounds, he was also undertaking parallel improvements in his adjoining forest land extending west up the north side of Mount Tom. His improvements included land acquisition, reforestation, agricultural development, and construction of an extensive network of carriage roads built for both utility and recreation. One of his first property acquisitions was in 1870 on the South Peak of Mount Tom (presently outside of National Park Service property), which provided panoramic views over Woodstock, plus some additional acreage that was not contiguous with the original Marsh farm. In the 1880s, coinciding with major improvement programs in the Mansion grounds and farm, Billings began to expand the estate in earnest. His purchases within the existing National Park Service property included the 229-acre Dana farm that encompassed the Pogue and upland pastures in 1884 (subsequently known as Hill Top Farm), 33 acres of the McKenzie farm that included the West Ridge and the east slope of Mount Tom in 1887, and prior to his death in 1890, various parcels along the north side of the old Marsh property (Figure 8) (Land Use History, 1994).

Billings began construction of his carriage road network in c.1869 with the realignment of the old Marsh road up the mountain that wound from the Mansion through the present Upper Meadow, and with construction of a new mountain road (present Mountain Road) that bypassed the Mansion and led from the bottom of the swale westward along the north slope of the hill. In the 1880s, Billings made significant additions to the network, including construction of a road to the South Peak and along the North Ridge between 1884 and 1887. Work was begun on a loop around the Pogue, which was being enlarged into a lake at the time of Frederick Billings' death in 1890. The roads required culverts and retaining walls that were built of stone quarried on the property.

The carriage roads wound through deciduous woods that remained from the Marsh period, as well as through evergreen and deciduous plantations that Billings established on worn-out agricultural land. From these woods, Billings continued to harvest wood and maple sap. The maple sap was processed in a wood building known as the Sugar House (date of construction

unknown) that was located off the Mountain Road near the Mansion grounds, and timber was processed and stored in the Woodshed, built in 1876 in a yard on the north side of the Mansion grounds. Likely because much of the original Marsh farm on Mount Tom was wooded, Billings' reforestation work on the property did not expand greatly after his initial plantings within the Mansion grounds until he acquired the Dana farm in 1884, a property that was largely open fields and pasture. Between 1883 and 1887, Billings planted more than 28,000 trees using species such as Norway spruce, European larch, Austrian pine (i.e. scots pine or scotch pine), white spruce, hemlock, white ash, and European mountain ash. Tree seedlings, which Billings ordered from nurseries, were set out in a nursery located in the southeast corner of the kitchen garden (Upper Meadow) (CLR for the Forest, Volume 1, 2000; CLR for the Mansion Grounds, 2005).

During Frederick Billings' lifetime, the area known today as the forest had a dominant agricultural character. In addition to managed hardwood and mixed forest stands and plantations, there were also cultivated fields, pastures, and a farmstead. At the old Dana farmstead on Hill Top Farm south of the Pogue (presently just outside park boundaries), Billings constructed new outbuildings including a hennerly in 1885, repaired the barns, and replaced the c.1793 farmhouse with a new staff residence known as Hill Top Cottage, designed by Ferdinand Davis and built in 1886. At Hill Top Farm, Billings raised poultry and maintained an orchard and more than 100 acres of open cropland and pasture for production of corn, potatoes, hay, sheep, and cattle. He improved agricultural fields by installing drainage tiles and enhancing the soil through application of muck from the Pogue, as well as ashes and manure (CLR for the Forest, Volume 1, 2000).

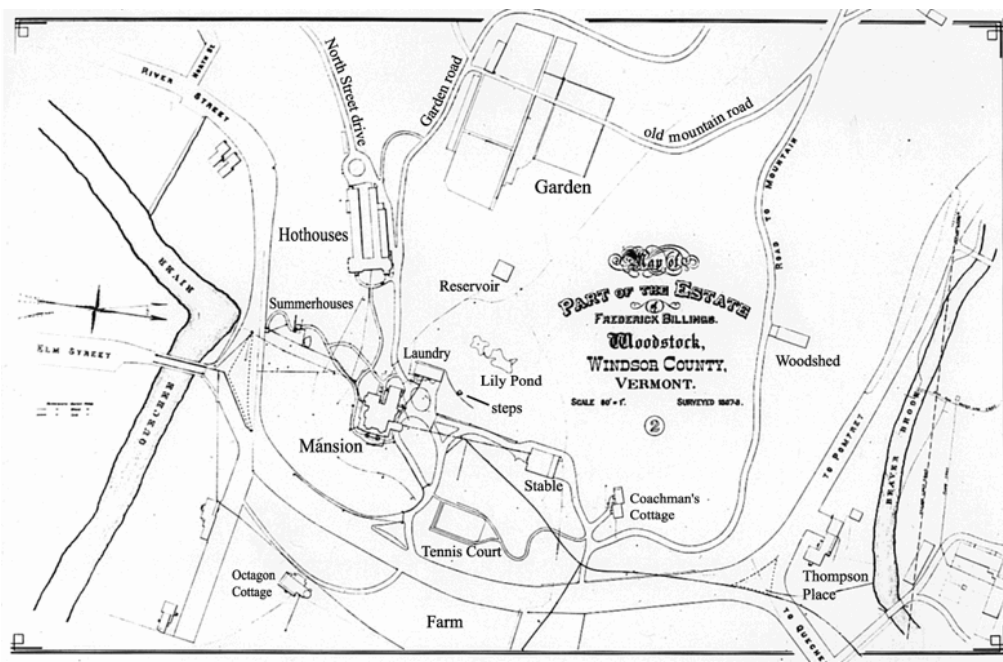


Figure 5. Doton survey of the Mansion grounds, 1887. (Billings Family Archives, annotated by SUNY-ESF, 2008)

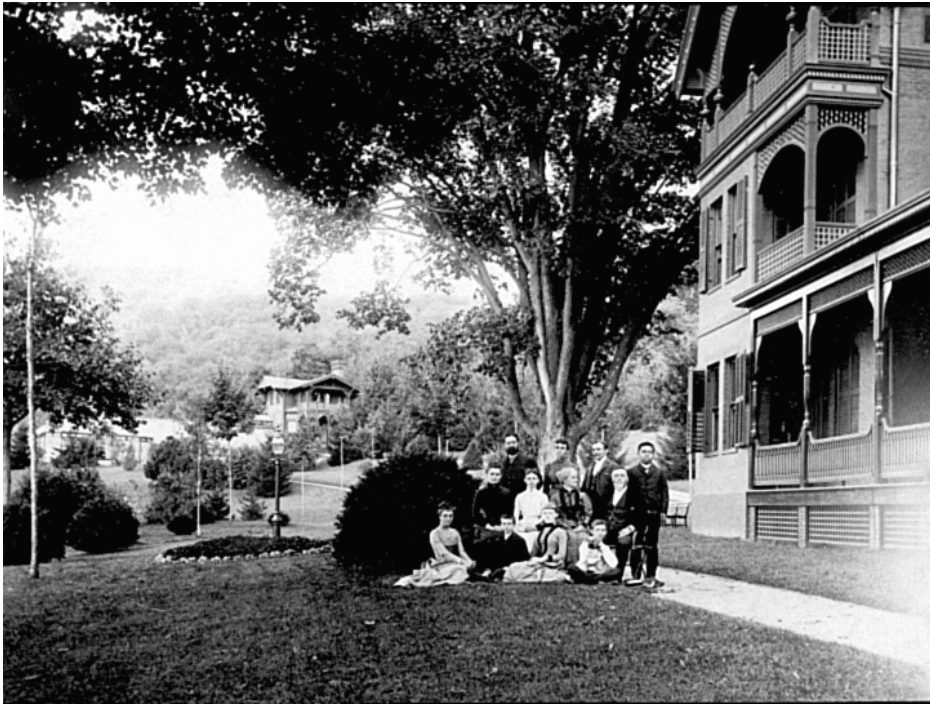


Figure 6. The Billings family on the Mansion lawn, view west toward the greenhouses, 1887. (Billings Family Archives)



Figure 7. View looking northwest through the Kitchen Garden showing Marsh-era woodlot and young maple plantation, c. 1890. (Billings Family Archives)



Figure 8. A view of the Pogue (before it was enlarged) and surrounding forests from the hill west of the Pogue, with a young boy (possibly Ehrick Billings) standing by an antique camera on a tripod, c.1887-88. (Billings Family Archives)

ESTATE PERIOD, 1890-1914

Frederick Billings' will stipulated that the Woodstock estate remain intact through Julia Billings' lifetime, to be operated under the supervision of three trustees. His daughters, Laura, Mary Montagu, and Elizabeth oversaw a series of improvements during the course of the next quarter century to the Mansion grounds and forest. The size of the estate including the main farm was expanded to over 1,300 acres by 1901, including the purchase of the McKenzie farm (at west end of the forest/Historic Zone) in 1894.

Mansion Grounds:

Between the 1890s and first decade of the twentieth century, the Billings daughters undertook a series of improvements to the Mansion grounds landscape that followed the progressive Neoclassical style and the Arts & Crafts Movement, while carefully preserving the overall stylized rural character of the landscape that their father had established. Their first improvement to the landscape was the replacement in the early 1890s of the Victorian carpet beds around the Mansion with so-called "old-fashioned" plantings characterized by masses of peonies and other informal flowers along the drives and flowering vines on the Mansion piazza. This was followed by the addition of an entirely new, Neoclassical Revival-style garden on the slope below the greenhouses between 1894 and 1899. Known as the Terrace Gardens, the scheme was designed by architect/landscape architect Charles A. Platt of the nearby Cornish Colony as one of his earliest landscape commissions. Built under the supervision of Laura Billings and George Aitken, the Terrace Gardens consisted of the hedge-enclosed quincunx-plan Flower Garden with a central, antique marble Italian fountain and beds of old-fashioned plantings, off of which extended an axial, 400-foot hedge-enclosed garden known as the Long

Terrace. The Long Terrace featured a perennial flower border and an allée of conical arborvitae with roses and peonies that extended the entire length of the walks, as well as two Neoclassical-style white benches, designed by Platt. The entire garden was aligned to capture a vista of the twin peaks of Mount Tom (Figures 9-11) (CLR for the Mansion Grounds, 2005).

Around the same time that the Terrace Gardens were built, the Billings women were overseeing a number of other Neoclassical Revival-style improvements and additions. In 1895, the old Stable was replaced in the same location with a larger structure designed by Rossiter & Wright. Adjoining the Terrace Gardens, Laura Billings oversaw replacement of the red-painted wood-frame greenhouse superstructures with white-painted iron frame superstructures, designed and built between 1900 and 1903 by Lord & Burnham, builders of the original structures. The Camellia House and Potting Room, added in 1883, were demolished and not replaced. While the Billings women did not redesign the Mansion, they did redesign the main entrance drive and surrounding planting scheme. Under the direction of Mary Montagu Billings, landscape architect Martha Brookes Hutcheson redesigned the teardrop-shaped drive into a Neoclassical circle, simplified the adjoining transition to the Belvedere drive, and called for extensive shrub plantings bordering the drive and around the Mansion. Hutcheson produced her design in 1902, and she came to Woodstock to supervise its implementation over the course of the next two years. Around the same time, a sheared hemlock hedge was also planted along the perimeter of the Mansion lawn, possibly also to Hutcheson's design (CLR for the Mansion Grounds, 2005).

While Laura Billings and Mary Montagu Billings were commissioning improvements to the formal grounds around the Mansion, Elizabeth Billings was developing an extensive wild and botanical garden on the adjoining hillside around the Lily Pond and beneath the old-growth oak grove and rising canopy of her father's Norway spruce plantation. By the early 1890s, Elizabeth had begun to collect native ferns, and in 1894 oversaw construction of a path that wound up the rocky hillside near the Belvedere and beneath the oak grove. In 1897, she had a watercourse consisting of a series of pools and cascading rills added to the garden, which the family called the "Fernery." In 1899, Elizabeth had another path constructed extending from the Lily Pond north and west along the hillside as part of an arboretum, and soon also developed mushroom and grass gardens (locations of these two gardens unknown). In 1901, Elizabeth also oversaw the enhancement of the Lily Pond into a water garden through the addition of a rustic waterfall fed by water piped from the Pogue. A few years after this, landscape architect Martha Brookes Hutcheson designed a "Wood Drive" for Elizabeth, likely the drive that today extends across the hillside from the Belvedere to the Bungalow. The drive featured a rustic stone retaining wall and set of stone steps leading up to a stone bench beneath a massive oak tree. One departure from the rustic character of the hillside was the construction of a swimming pool over the south half of the Lily Pond in 1913. A concrete structure surrounded by a mesh fence, the hillside pool was likely built in part for Mary Montagu Billings French's young children (CLR for the Mansion Grounds, 2005).

While Elizabeth focused her attention mainly to her wild gardens, she also assisted in the improvement of the formal grounds. Between 1912 and 1913, Elizabeth worked with landscape architect Ellen Biddle Shipman, who had apprenticed with Charles A. Platt, to redesign the

plantings in the Flower Garden and Long Terrace. Like Platt and Hutcheson before her, this work for the Billings was also likely one of Shipman's first commissions (CLR for the Mansion Grounds, 2005).

Forest:

During the estate period, the forest continued to be operated much as it had been during Frederick Billings' day under the able management of George Aitken until his death in 1910. The most significant change came with the acquisition of the 118-acre McKenzie Farm, which extended the Billings Estate west to Prosper Road. The McKenzie farmstead, located on Prosper Road, was rented to tenants, who were allowed use of the McKenzie farmhouse and woodshed. The Billings Estate maintained the farm's large orchard, used the productive fields and pastures for cultivated crops, livestock, and hay, and reforested unproductive agricultural land. Hill Top Farm continued to function much as it had during Frederick Billings' day, except that the landscape around the Pogue was transformed into a pleasure ground (CLR for the Forest, Volume 1, 2000).

The transformation of the Pogue was one of the most visible changes to the landscape during this period. The project was begun in 1890 during Frederick Billings' last year of life, and was completed in 1891. From a boggy wetland, the Pogue was expanded into a large expanse of open water, made possible by the construction of an earthen dam at the southeast corner (Figure 12). A boathouse was built near the dam in 1894. Other landscape features added during this period included a lily pond near one of the carriage roads (exact location not known) and development of the "Maple Grove" and its loop road northeast of the Spring Lot after 1890 (CLR for the Forest, Volume 1, 2000; CLR for the Mansion Grounds, 2005).

Billings' reforestation program continued in earnest with large plantings of white pine on the McKenzie farm in 1905 and 1909 (the 1909 planting was imported from Germany and then soon removed due to disease), white pines on the North and Ridge and on Hill Top Farm in 1911, and Norway spruce near the Pogue in 1913. The carriage roads were extended to include a loop around the enlarged Pogue, completed in 1891, and a road to the McKenzie farmstead, built in 1895. A bridal path to the North Peak of Mount Tom was built the following year. The roads and trails remained open for free use by the public, continuing a tradition established by Frederick Billings (CLR for the Forest, Volume 1, 2000).



Figure 9. View up the main entrance drive illustrating old-fashioned plantings that replaced the Victorian carpet bedding in the early 1890s. (Billings Family Archives)

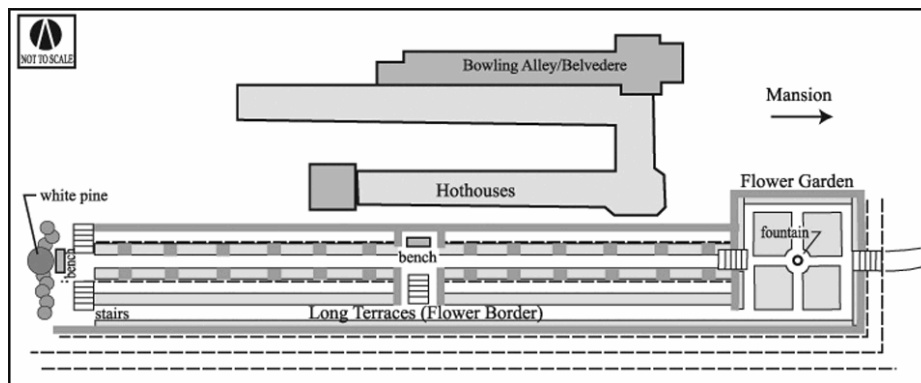


Figure 10. Diagram of the Terrace Gardens plan, c. 1894. (SUNY-ESF, 2008)



Figure 11. View of Laura Billings and friends at the Italian fountain in the Flower Garden, 1899. (Billings Family Archives)



Figure 12. View of the enlarged Pogue, with evergreen plantation visible on the hillside in the distance, c.1900. (Billings Family Archives)

FRENCH-BILLINGS PERIOD, 1914-1954

Following the death of Julia Billings in 1914, the estate was divided among the surviving Billings children. Mary Montagu Billings (by then married to John French) and Elizabeth Billings received the Mansion grounds and forest, except for a small portion of the McKenzie farm, which was given to Richard Billings, who also received the main farm on the Ottauquechee floodplain. Over the course of five decades, daughters Mary Montagu and Elizabeth kept the core of the estate intact, stewarding it through difficult times.

Mansion Grounds:

Following Julia Billings' death, Elizabeth and Mary Montagu, with her husband John French, and three children continued to use the Mansion grounds seasonally. However, without the financial resource of their father's legal estate, they could not carry on the same level of improvements and over time reduced maintenance. The year after Julia's death, Elizabeth and Mary Montagu had the Mansion exterior painted in monochrome gray, likely to quiet its

out-of-date Victorian style. Apparently instead of remodeling the Mansion, Mary Montagu put her resources into building a new residence for guests on the hill. Known as the Bungalow, this building was designed by Harold Van Buren Magonigle in the Craftsman style, and was completed in 1917 within a white pine plantation just north of Elizabeth's rustic hillside gardens (Figure 13). Elizabeth continued to maintain her Fernery, Lily Pond, and arboretum, but apparently not her grass and mushroom gardens. She continued to plant new ferns and other plants, but probably did not add or alter any built features (Figure 14) (CLR for the Mansion Grounds, 2005).

With the onset of the Great Depression, Elizabeth and Mary Montagu began to reduce maintenance at the Mansion grounds. The first major reduction was at the greenhouses, which required extensive funds to maintain and heat. Acting on plans they had first considered in the early 1920s, Mary Montagu and Elizabeth had all of the greenhouses demolished in 1930, except for the shed greenhouse (Grapery) adjoining the Bowling Alley. In the foundation of the conservatory (Octagon) and adjoining tropical house extending south from the Belvedere, they had a swimming pool constructed the following year, replacing the hillside swimming pool that had become shaded by the adjoining plantations. Around this time, they also gave up much of the kitchen garden except for a plot of corn (CLR for the Mansion Grounds, 2005).

Conditions at the Mansion grounds deteriorated following Elizabeth's death in 1944, but the property continued to be enjoyed by the French family as a summer home. Mary Montagu, by then an elderly widow, was unable to maintain Elizabeth's Fernery, Lily Pond, and other gardens on the hillside. In the Terrace Gardens, Mary Montagu continued to have the Flower Garden planted, but the adjoining hedges had become widely overgrown. She also likely ceased maintenance of the 400-foot long Flower Border on the Long Terrace. The Mansion was also showing lack of maintenance by the late 1940s, with its gray paint peeling badly. In 1949, however, Mary Montagu hired Carl Bergstrom, a professional horticulturalist, to care for the Mansion grounds, corresponding with improvements she was undertaking at the farm. Bergstrom improved the formal grounds around the Mansion, but did not have the resources to revive Elizabeth's wild gardens or replace the overgrown hedges. Several new features appeared in the landscape around this time for Mary Montagu's grandchildren, including swings at the back of the Mansion and a fenced-in corral in the swale extending off the Stable (CLR for the Mansion Grounds, 2005).

Forest:

The forest witnessed changes that paralleled those at the Mansion grounds over the course of the five decades following Julia Billings' death. Without the expert management of George Aitken (who died in 1910) and a depressed farm economy, the operations at Hill Top and McKenzie farms declined significantly. Richard Billings, who inherited the main farm in 1914, also inherited operation of Hill Top Farm. In order to cut expenses, he quickly moved the livestock operation to the main farm, but continued to grow crops such as potatoes and oats in the Hill Top fields. Mary Montagu and Elizabeth became responsible for farm operations when they purchased the main farm on the Ottauquechee floodplain from Richard in 1917. The sisters were interested in the farm as part of their desire to retain the integrity of the estate, but did not want to engage in extensive farming operations due to the high costs involved. They

hired a new farm manager, Arthur Snyder, and continued to grow potatoes and oats at Hill Top farm. They sold the McKenzie farmstead to Harold Turner in 1918, and continued to use Hill Top Cottage as a staff residence. During the 1930s, the two hill farmsteads disappeared. The McKenzie farmstead and surrounding three acres of woods burned in 1932, and the following year, Mary Montagu and Elizabeth repurchased the land from Harold Turner. Hill Top Cottage was destroyed by fire in December 1935, and the adjoining barn remained until the 1940s. By this time, the fields and pastures at Hill Top Farm were largely abandoned and went into natural succession. The Pogue boathouse also disappeared around this time (CLR for the Forest, Volume 1, 2000).

Forest planting slowed during this period, but continued with two plantations of red pine on the McKenzie Farm in 1917, Scotch pine on another part of the McKenzie Farm in the 1930s, Norway spruce near the site of the McKenzie farmstead in 1950, and red pine on Hill Top Farm south of the Pogue in 1952. These stands were characterized by regular planting patterns. While planting decreased, harvesting of wood increased during this period, especially following sale of the dairy herd at the main farm in 1936. In order to keep the farm staff employed, wood harvesting was extended year-round (earlier it had largely been winter work). Timber processing and storage still occurred in the Woodshed and its surrounding yard, which included a drag-saw housed in a small shed that had been built around 1890 (Figure 15). The roads and trails continued to be maintained and used both for recreation and utility purposes (CLR for the Forest, Volume 1, 2000).

In 1951, Mary Montagu Billings French died. She willed her 782-acre Woodstock estate encompassing the Mansion grounds, Mount Tom forest, and main farm on the Ottauquechee floodplain to her three children: John French, Mary French Rockefeller, and Elizabeth French Hitchcock. Final settlement of the estate took several years while the family determined how the estate should be divided. In the meantime, the children sold off some property, notably one acre at the Mansion grounds on River Street to Richard Sterling in 1951, and a four-acre lot of the forest bordering Route 12 to the Lewis family. They also subdivided 136 acres encompassing the North and South Peaks of Mount Tom and donated the property to the Town of Woodstock for use as public park, in part to fulfill part of Elizabeth Billings' earlier will. In 1954, three years after Mary Montagu's death, division of her Woodstock estate was finalized. Mary French Rockefeller received 78 acres encompassing the Mansion grounds (which amounted to approximately 34 acres) and adjoining forest; John French received a 122-acre portion of Hill Top Farm; Elizabeth French Hitchcock received the Octagon Cottage and approximately one acre subdivided from the main farm; and the rest of the main farm and Mount Tom forest was transferred to the ownership of Billings Farm, Inc., a private corporation established in 1954 with stock held by the family, including Mary French Rockefeller (CLR for the Mansion Grounds, 2005).



Figure 13. The Bungalow, completed in 1917, photographed 1945. (Billings Family Archives)



Figure 14. View of the main entrance to the Mansion grounds illustrating clipped hedges and mature elms, c.1919. (Billings Family Archives)



Figure 15. The Woodshed and saw shed in winter, c.1945. (Billings Family Archives)

ROCKEFELLER PERIOD, 1954-1997

In 1961 following seven years of renovations, Mary French Rockefeller and her husband,

Laurance S. Rockefeller began their first season at the Mansion. Reflecting Mary's strong sentiments toward her grandfather's estate and Laurance's conservation ethic, they improved the landscape into a mid-twentieth-century model of country living in a way that was sensitive to the property's historic character, especially in the context of an era that gave little regard to Victorian design. During nearly five decades of stewardship, the Rockefellers were sensitive stewards of the Mansion grounds and forest. Reflecting Laurance Rockefeller's conservation ethic that embraced the interrelationship of the Billings Estate to Woodstock and the larger region in social, economic, and ecological terms, the Rockefellers implemented plans to reassemble the estate and ensure its stewardship for future generations through establishment of Billings Farm & Museum and Marsh-Billings National Historical Park.

Mansion Grounds:

As soon as they acquired the property in 1954, the Rockefellers focused their initial improvements on the Mansion. They engaged Theodor Muller, an architect and interior designer from New York City, to develop plans for its exterior and interior renovation. As completed in 1961, the Mansion exterior was stripped of paint to reveal the brick walls with their evidence of prior renovations, the trim was painted white, and several balconies and porches from the south and north sides were removed to increase light in the interior. At the same time, the Garden Shed and Stick-style Laundry were demolished, and some parts from the buildings and removed porches were used to ornament the interior of the Mansion. Other building projects, all of which were designed by Muller, included a new utility building at the west end of the greenhouse, known as the Garden Workshop and completed in c.1957; renovations to the Belvedere including finishing of the south wall that was formerly inside the Tropical House and painting the entire building white, completed in 1959; addition of windows to the monitor of the Bungalow, completed in the early 1960s; and construction of a horse stable on the location of the old Garden Shed around the same time (CLR for the Mansion Grounds, 2005).

In the formal grounds surrounding the Mansion, the Rockefellers rebuilt the drives by removing the old cobblestone gutters and regrading with gray gravel. They retained the historic alignment of the drives, except where they added a parking area on the site of the old Laundry. Aside from the removal of several old elms necessitated by Dutch elm disease, the Rockefellers maintained the large-scale vegetation on the grounds, but created a more open, spacious feeling to the Mansion lawn by removing features such as lawn seats, paths, and shrubs. The Mansion was also given greater privacy by establishing apple trees along the east side of the lawn along Route 12, the only portion of the periphery not previously screened by trees. All of the shrubs around the Mansion, which had been planted according to the Martha Brookes Hutcheson design in 1903-1904, were removed and replaced with clipped and natural-form evergreen foundation plantings according to the design of Zenon Schreiber, a Swiss-born gardener from New Jersey known for his rock garden designs. Schreiber oversaw much of the redesign of the landscape in cooperation with Theodor Muller (CLR for the Mansion Grounds, 2005).

Another area of the landscape upon which the Rockefellers focused their improvements was the Terrace Gardens and adjoining pool area, where they also created a more open, spacious feeling. Soon after they acquired the property in 1954, they had the overgrown hedges around

the Flower Garden removed, and replaced only one side with a low yew hedge. They also had the border hedges around the beds removed, as well as the columnar arborvitae shrubs and walks on the Long Terrace. The general informal character of the herbaceous plantings in the Flower Garden was maintained, but the plantings were redesigned to be at their showiest during the six weeks the Rockefellers were in Woodstock during July and August. South of the greenhouse, the Rockefellers established a small orchard with trees transplanted from the family estate “Kykuit” in Tarrytown, New York. Following this work, Zenon Schreiber and Theodor Muller produced a plan in 1957 for improving the area around the pool adjoining the Belvedere. The plan, which was partially implemented by 1959 and completed by 1962, called for creating a terrace around the raised concrete foundation of the pool, which was supported by a rustic stone wall. A small patio and brick barbecue were created along the Belvedere side of the pool, and three flights of steps were built along the east side of the terrace facing the Mansion to provide access from the Long Terrace to the Belvedere and pool. Along each flight of steps, Schreiber designed rock gardens to transition the steps into the adjoining lawn. Each rock garden was designed with rocks and alpine plants such as birds-nest spruce, heather, and creeping sedum. At the top of the steps, a small lawn terrace was established in front of the Belvedere (CLR for the Mansion Grounds, 2005).

Following completion of the pool terrace area, the last part of the Mansion grounds needing improvement was Elizabeth Billings’ Fernery and Lily Pond, which became known as the Hillside Gardens. The Rockefellers commissioned Zenon Schreiber to rebuild the Fernery watercourse, work that he completed between 1966 and 1969. Schreiber reconfigured the pools and rills, and planted a variety of woodland plants in addition to ferns. Schreiber came to Woodstock every year up until the late 1980s to replant and improve the garden, known as the Waterfall Garden, and also to plant the Flower Garden and an adjoining rose garden on the Long Terrace. At the Lily Pond, head gardener Carl Bergstrom rehabilitated the waterfall and plantings during the 1960s, but maintained the overall structure, including two stone-slab bridges and the adjoining concrete-capped swimming pool. In the old Kitchen Garden at the top of the hill, the Rockefellers converted the space into a fence-enclosed horse pasture known as the Upper Meadow around the same time, and reintroduced a garden in a small, fenced plot on the east half. At the Woodshed yard, the Rockefellers maintained the Woodshed, but removed the small saw shed. Use of the space for forestry-related work generally declined except for occasional placement of portable sawmills (CLR for the Mansion Grounds, 2005; Forest Management Plan and Environmental Assessment, 2006).

Over the course of the following three decades, the Rockefellers made few substantial changes to the landscape of the Mansion grounds. One change, necessitated by the continuing decline of the American elms in the Mansion lawn (the last one was removed in the early 1980s), was the planting of new specimen trees. Laurance Rockefeller chose the native white pine, and in 1967 had his landscape architect, Bryan J. Lynch of Reading, Vermont, site five mature specimens transplanted from nearby fields to the front lawn of the Mansion (Figure 16). Around the same time, the Rockefellers removed the corral in the swale adjoining the Stable (by then known as the Carriage Barn), and established a class ‘A’ lawn in the swale in what had historically been maintained as a meadow. Soon after this, a putting green was built in place of the orchard near the greenhouse, designed by the landscape architect Robert Trent

Jones who was in Woodstock redesigning the Woodstock Country Club course, also owned by Laurance Rockefeller. Another change came during the late 1970s, when the Rockefellers were faced with the need to improve vehicular access to the grounds, especially for increasingly large delivery trucks. Rather than widen the historic drives, the Rockefellers had Bryan J. Lynch design a new drive through the swale to bypass both the main entrance drive and the very narrow drive that wound behind the Carriage Barn (Figure 17). Completed in 1978, the Secondary Entrance Drive was lined with yellowwoods transplanted from Rockefeller's Woodstock Inn, and hemlocks were planted to screen the rear service entrance of the Carriage Barn (CLR for the Mansion Grounds, 2005).

Another improvement undertaken during the Rockefellers' latter years was the creation in 1980 of a native woodland garden in the mature plantation west of the Woodshed on the north slope of the hill. Designed and built by the Rockefellers' professional forester, John Wiggin, the garden featured winding paths, rustic plank and stone-slab bridges, a dripping rock wall garden on the retaining wall beside the Mountain Road, and small signs that identified the broad collection of woodland plants. The garden, titled the "Vermont Woodland Flora Exhibit" in brochures published by the Woodstock Inn, was conceived for local tourists who did not have access to the Hillside Gardens (CLR for the Mansion Grounds, 2005).

As one of the wealthiest and best-known families in the country, the Rockefellers needed to address security and privacy in the landscape over the course of the 1960s, 1970s, and 1980s. In the early 1960s as the Cold War was heating up, two fallout shelters, designed by Theodor Muller, were built on the Mansion grounds, one in the Mansion cellar and the other beneath the Bowling Alley and Belvedere. The only visible portions of the shelters were manhole covers in the adjoining lawns, which served as escape hatches. Vents to the shelters were concealed in the shrubs around the Mansion and Belvedere. As the canopy of the perimeter plantations became higher with age, the Rockefellers had Bryan Lynch design new hemlock plantings along the south side of the Mansion lawn in the early 1970s to block the view of oncoming traffic on Route 12/Elm Street. With the opening of Billings Farm & Museum in 1983 and increasing traffic on Route 12, along with decline of the apple trees, Lynch designed a wide hedge of mixed deciduous shrubs behind the hemlock hedge in order to improve the Rockefellers' privacy. This hedge eventually blocked much of the east view from the Mansion. Around the same time, the Rockefellers also had a security system installed in the Mansion that included a series of in-ground floodlights that uplighted specimen trees in the Mansion lawn (Figure 18) (CLR for the Mansion Grounds, 2005).

Forest:

During the first half of the Rockefellers' tenure at the Mansion grounds, much of the Mount Tom forest was under the ownership of Billings Farm, Inc., which continued to manage the forest for utility and recreation. Although a number of old fields were allowed to naturally regenerate as forest, Billings Farm did not reforest any land with plantations. In 1956, the forest was dedicated as Tree Farm No. 1 under the Vermont chapter of the American Tree Farm System. Under this system, tree farms were managed "... in a manner which will assure continuous production of forest crops in accordance with forestry practices approved by American Forest Products Industries, Inc. and the Vermont Forest Industries Committee." In

1972, the Rockefellers hired John Wiggin, a professional forester, to manage the forest, although they did not yet own most of the forest until 1974, when Laurance Rockefeller purchased Billings Farm, Inc. In c.1988, Laurance Rockefeller also acquired much of the 122-acres of Hill Top Farm that John French received in the 1954 division of the estate, except for acreage surrounding the French house, built near the site of Hill Top Cottage. Another change in ownership came with the subdivision of the Maple Grove north of the Spring Lot at an undetermined date as part of the Mount Tom Ski Area located on the north slope of Mount Tom (CLR for the Forest, Volume 1, 2000; CLR for the Mansion Grounds, 2005).

Under the Rockefellers' management and ownership of the forest, no new plantations were established. However, utilitarian forestry work in the plantations and hardwood and mixed forest stands continued in the form of pruning and thinning (some significant cuts were required to ensure the viability of plantations), and membership in the Tree Farm System was also maintained (Figure 19). The Rockefellers' management focus included recreation, aesthetics, and ecological conservation. Under management by John Wiggin, the forest was thinned and pruned to maintain vistas, allowing views beneath the canopy from the carriage roads and paths, and enhancing safety and accessibility. Some of the aged evergreen plantations, including those on the Mansion grounds, were allowed to go into natural succession with mixed hardwoods. The Rockefellers enhanced recreation in the forest in several ways, building on the Billings family tradition of free public access. Access was limited to pedestrians and equestrians, and fishing was allowed, but not hunting. Rustic log benches were installed along the carriage roads, and directional signs were put up, adding to those from earlier generations. Aside from the Vermont Native Woodland Flora Exhibit built in the woods on the Mansion grounds in 1980, the Rockefellers expanded recreational uses of the forest by allowing the Woodstock Ski Touring Center (Woodstock Resort Corporation, owned by Laurance Rockefeller), to extend its network of groomed cross-country ski trails to the Mount Tom forest in 1977. Access to the forest and use of the cross-country trails required a fee (CLR for the Forest, Volume 1, 2000; Forest Management Plan and Environmental Assessment, 2006). Agricultural activities other than forestry largely ceased during the Rockefeller period. The old fields on Hill Top farm near the Pogue, which had in part gone to natural succession in the mid-twentieth century, were returned to mown meadow, providing aesthetic enhancement to the landscape. The Summer Pasture, located just east of the Pogue, was one field that was kept in agriculture, fenced for use as pasture for Billings Farm livestock (CLR for the Forest, Volume 1, 2000).

Following opening of the Billings Farm & Museum at the main farm on the Ottauquechee floodplain in 1983, the Rockefellers began to focus on conserving the rest of the Billings Estate encompassing the Mansion grounds and forest. In August 1992, they realized a major goal of this vision with Congressional passage of legislation establishing what was initially called Marsh-Billings National Historical Park, to be opened at an undetermined future date when the Rockefellers gave up their life estate at the Mansion grounds. The boundaries were based on Mary F. and Laurance S. Rockefeller's gift to the United States of five hundred and fifty-five acres encompassing the Mansion grounds and Mount Tom forest, forming the "Historic Zone" of the park. In 1992 just prior to establishment of the park, they subdivided the Gardener's Cottage at 3 North Street from the Mansion grounds so that it would not be within the park

boundaries. The property remained the home of Carl Bergstrom, the Rockefellers' long-time head gardener who retired in 1991, and his wife Mimi.

The purpose of the park was to tell the story of conservation history and the evolving nature of land stewardship in America through preservation and interpretation of the Billings Estate. The Billings Farm & Museum was included within the park boundaries as the "Protection Zone," but remained under the private ownership and operation of The Woodstock Foundation, Inc., founded by Laurance S. Rockefeller in 1968. A third component of the park, the "Scenic Zone," consisted of non-contiguous private property on Blake Hill and Mount Peg, on which the federal government held development rights in order to protect the east view from the Mansion. The Rockefellers continued their seasonal use of the property for several years, meanwhile helping to plan for the future opening of the park. In 1997, Mary French Rockefeller died, and Laurance Rockefeller gave up his right to life estate on the Mansion grounds effective at the end of the year (CLR for the Mansion Grounds, 2005).

Following establishment of the park in 1992, the Rockefellers made their final changes to the Mansion grounds to give it the appearance they wished to present to the public. They had the plantings in the Flower Garden redesigned to lengthen the bloom period from their customary six-week period to the anticipated visitor season between May and October. They also enhanced plantings in the pool terrace rock gardens, lowered the secondary perimeter hedge to reopen the east view from the Mansion verandah, and replaced declining shrubs around the Mansion. This work was completed under the direction of Laurance Rockefeller's horticultural consultant, Roy Thomas, and staff from the Woodstock Resort Corporation, who took over maintenance following Carl Bergstrom's retirement. The Rockefellers also commissioned an access study for the grounds. Despite the improvements, portions of the landscape declined during the Rockefellers' final years on the property. Maintenance of the Woodland Garden near the Woodshed ceased in the early 1990s, and the Hillside Gardens including the Waterfall Garden and Lily Pond were not kept up as well as they had been prior to Zenon Schreiber's death in 1987 and Carl Bergstrom's retirement in 1991 (CLR for the Mansion Grounds, 2005).



Figure 16. View of the south and east sides of the Mansion illustrating Rockefeller renovations to the building and plantings, c.1970. (Woodstock Historical Society)

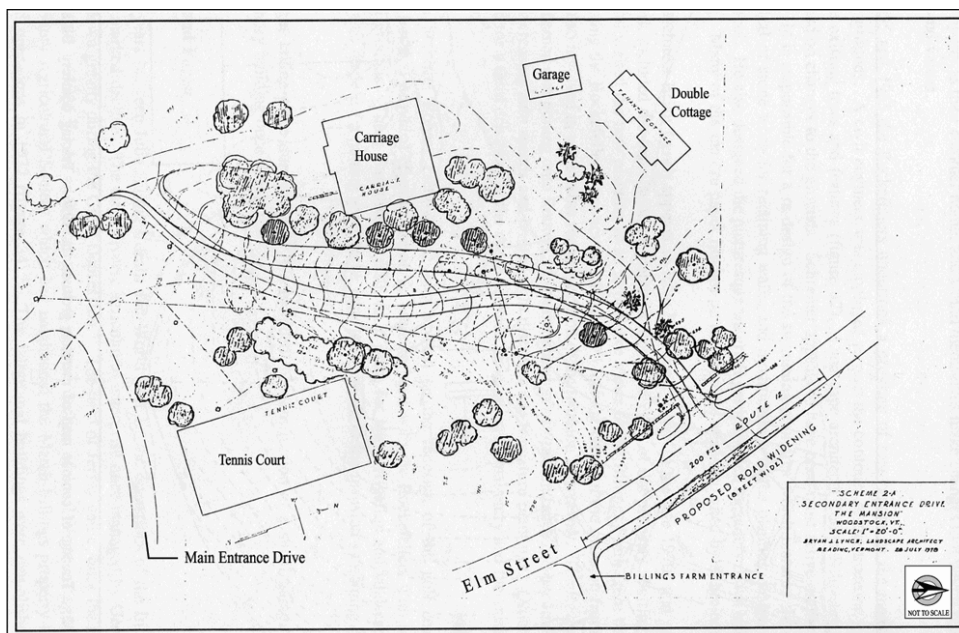


Figure 17. Plan by Bryan J. Lynch of the Secondary Entrance Drive, built in 1978.
(Marsh-Billings-Rockefeller NHP)



Figure 18. Aerial photograph looking northwest of the Mansion grounds and adjoining forest during the Rockefellers' last years on the property, 1994. (Courtesy Aero-Photo, Inc., Wareham, Massachusetts)



Figure 19. Hauling logs at the Woodshed by tractor, c.1960. Harold Corkum, the Billings Farm Manager of that era, is driving the tractor; George Burke stands to assist. (Billings Farm & Museum Library and Archives, courtesy of the Corkum Family)

MARSH-BILLINGS-ROCKEFELLER NATIONAL HISTORICAL PARK

In early 1998, the National Park Service began to implement plans for opening of Marsh-Billings National Historical Park to the public, scheduled for June of that year. Through development of a General Management Plan over the course of the previous few years, the National Park Service, working in partnership with The Woodstock Foundation, Inc., determined that the Mansion grounds would be maintained much as the Rockefellers had left the landscape, illustrating its development over the course of more than two hundred years, while much of the forest would remain actively managed as a working landscape. In 1998, Congress renamed the park “Marsh-Billings-Rockefeller National Historical Park,” reflecting the significant contributions of Laurance S. Rockefeller to the field of conservation. During this year, renovation of the Carriage Barn into a visitor center and administrative offices was completed, in part using wood harvested from the forest. The Carriage Barn supplemented the main visitor center at Billings Farm & Museum. Several minor additions and alterations were made to the Mansion grounds and forest to facilitate public access, including installation of railings, signs, benches, and lampposts. The Mansion grounds were accessed by guided tour only, while the forest remained open to free public access (except during the winter when the cross-country ski trails were in operation), as it had been for generations.

Since the initial improvements, National Park Service has continued to maintain and preserve

the Mansion grounds and forest, with physical changes limited largely to annual herbaceous plantings, in-kind replacement of woody plant material, and repair of buildings and structures (CLR for the Mansion Grounds, 2005). The forest has been less intensively managed than it had been under the Rockefellers, leading to some loss of views and vistas, loss of plant material in the Hillside Gardens, heavier forest understory, and increased succession in the conifer plantations. Most of these issues have been addressed by the park through a Forest Management Plan and Environmental Assessment, completed in 2006. Most recently a new building, named the Forest Center, was constructed just northeast of the Woodshed to provide classroom and meeting space. This project also included rehabilitation of the Woodshed and the creation of new exhibit space in the upper level.

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

The Mansion grounds and forest (Historic Zone of Marsh-Billings-Rockefeller National Historical Park) retains a high level of historic integrity, reflecting in part the unusually late end date in its period of significance (1997), as well as the careful stewardship of the Billings-Rockefeller family over the course of nearly 130 years. While the property was initially designated a National Historic Landmark primarily for its association with George Perkins Marsh, the landscape has minimal integrity to the Marsh period (1801-1869) compared to subsequent ownership periods. Frederick Billings' redevelopment of the landscape began in 1869 and established the overall character that persists to the present. Much of the detail in the landscape dates to changes undertaken by the Rockefeller during their tenure between 1954 and 1997.

Due to the recent end-date as well as the multiple areas under which the property is significant, nearly all of the landscape features within the Historic Zone are contributing, except for those added by the National Park Service beginning in 1998. Except for the new Forest Center near the Woodbarn, other non-contributing features are largely limited to handrails, lampposts, benches, gates, and signs. The following is a summary analysis for the historic eras within the park's period of significance (1801-1997):

Marsh Period, 1801-1869:

As part of the Marsh Place, the Mansion grounds and forest consisted of the Marsh farmstead along Elm Street that included the second Marsh house (1807, present Mansion), the first Marsh house (1790), tenant house (c.1795) and various outbuildings; garden; stonewall and fence-enclosed pastures; and woodlots. Due to extensive changes undertaken by Frederick Billings beginning in 1869, the property retains integrity of location, setting, and association to the Marsh period. The landscape's character-defining natural systems, topography, and views and vistas remain partially intact.

Frederick Billings Period, 1869-1890:

Changes to the Mansion grounds and forest landscape during the Frederick Billings period included overall redesign of the landscape and incorporation of the Dana (Hill Top) Farm on the west side of Mount Tom. The changes included reconfiguration of the spatial organization, largely through reforestation and by combining the enclosed pastures into a sweeping lawn around the Mansion; expansion of recreational land uses; substantial alteration and expansion of circulation features; extensive changes to vegetation, including establishment of plantations and addition of a kitchen garden, specimen trees, and shrubs; demolition of all buildings and structures except for the core of the second Marsh house (Mansion) and portions of stone walls, plus reconstruction of the Mansion (twice) and addition of the Stable, Laundry, greenhouses and Belvedere, Double Cottage, Garden Shed, Woodshed, and Hill Top farmstead; construction of the Lily Pond; and addition of small-scale features such as lawn seats, potted plants, gates, and hitching posts. The property retains integrity of location, design, setting, materials, feeling, and association to the Frederick Billings period. The landscape's natural systems, spatial organization, circulation, topography, large-scale vegetation, buildings and structures, and views remain largely intact.

Estate Period, 1890-1914:

During the Estate period, the landscape of the Mansion grounds and forest underwent additions and alterations, including the incorporation of the McKenzie Farm on the west side of Mount Tom, but its overall character was retained. Changes included redesign of the main entrance drive and extension of the mountain roads; addition of the Terrace Gardens, addition of new forest plantations and harvesting of old ones; addition of shrubbery around the Mansion and a hedge along Elm Street; expansion of wild gardens on the hillside; reconstruction of the greenhouses and Stable and construction of the Pogue boathouse; addition of the Fernery watercourse and hillside swimming pool and expansion of the Lily Pond water garden and Pogue; and addition of vistas and small-scale features, largely within the Terrace Gardens. The property retains substantial integrity of location, design, setting, materials, feeling, and association to the Estate period. The landscape's natural systems, spatial organization, circulation, topography, large-scale vegetation, buildings and structures, constructed water features, and views and vistas remain largely intact.

French-Billings Period, 1914-1954:

The landscape of the Mansion grounds and forest was maintained with few additions during the French-Billings period. Additions were limited to several new forest plantations, and construction of the Bungalow and the swimming pool. Alterations, largely the result of reduced maintenance and financial constraints, included painting of the Mansion in monochrome gray, demolition of all but one of the greenhouses, decline of the wild gardens on the hillside, decline of Hill Top and McKenzie farms (including loss of their respective farmhouses and barns), and reduction in the size of the kitchen garden. The property retains substantial integrity of location, design, setting, materials, and association to the French-Billings period. The landscape's natural systems, spatial organization, circulation, topography, large-scale vegetation, buildings and structures, constructed water features, and views and vistas remain largely intact. At the end of the period, several small properties were subdivided from the estate, and the property within the Mansion grounds and forest was divided among Mary French Rockefeller (Mansion grounds and adjoining forest), John French (Hill Top Farm), and Billings Farm, Inc. (majority of forest, plus main farm/Billings Farm & Museum).

Rockefeller Period, 1954-1997:

Between 1954 and 1961, the Rockefellers made substantial improvements to the Mansion grounds, but preserved the large-scale characteristics of the landscape, as well as many of its features. They opened the internal spatial character of the Mansion lawn and Terrace Gardens; removed paths in the Mansion lawn and on the Long Terrace; built a terrace around the swimming pool; resurfaced drives; altered shrub and herbaceous planting schemes around the Mansion and in the Terrace and Hillside Gardens; added privacy hedges and rock gardens; cleared fields at Hill Top farm of successional growth; stripped paint off the Mansion and removed some porches and balconies; demolished the Laundry and Garden Shed, and built the Garden Workshop and Horse Shed; and altered the Fernery watercourse. The Rockefellers also actively managed the forest, and in 1974, Laurance Rockefeller acquired title to it from Billings Farm, Inc. At an undetermined date after this, he also acquired most of the Hill Top Farm property from John French. Toward the end of this period, the Rockefellers also finalized plans for future stewardship and use of the estate through establishment of Marsh-Billings

National Historical Park, which would reunite within its boundaries the core of the Billings Estate and its three main components: farm, forest, and Mansion grounds. The Rockefellers subdivided the Gardener's Cottage so that it would not be incorporated into the park. The Mansion grounds and forest retain a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to the Rockefeller period. The landscape's natural systems, spatial organization, circulation, topography, vegetation, building and structures, constructed water features, views and vistas, and small-scale features remain intact with few exceptions. These include loss of plantings in the Hillside Gardens, and successional growth in some of the plantations, forest understory, and Bungalow vista clearings.

Landscape Characteristic:

Natural Systems and Features

The natural systems that underly the Mansion grounds and forest influenced the residential, agricultural, and recreational development of the landscape throughout the historic period and continue to dominate the landscape. The landforms of Mount Tom, the North and West Ridges, and the hill within the Mansion grounds are products of glacial action. Topographical elevations range from about 700 to 1,450 feet above sea level, with the ridge west of the Pogue being highest point. The underlying Silurian-Devonian bedrock formations are identified as Waits River Formation (a limestone/marble complex), and Standing Pond Volcanics. This geology is visible in outcroppings and boulders throughout the park. Soils are generally classified as glacial till and glacial outwash and include the Dummerston, Pomfret, Glover, and Vershire series. Around two-thirds of the forest is comprised of state-designated prime forest soils, including areas to the east and south of the Pogue and to the west, along Prosper Road. The forest also contains pockets of state-designated prime agricultural soils, which are found to the south of the Pogue and to the west of the Mansion grounds (Forest Management Plan and Environmental Assessment, 2006). Hydrological features indent the landscape and include the Pogue (discussed in the Constructed Water Features section), and a perennial stream called the Pogue Brook that drains the Pogue and most of the park into Barnard Brook, which feeds into the nearby Ottauquechee River. There are also numerous intermittent streams, springs, wetlands, and seeps.

Natural systems and features retain historic integrity to the entire historic period (1801-1997). There have been no significant changes to natural systems and features since the end of the historic period.

Character-defining Features:

Feature:	Mansion lawn boulder, NS-1
Feature Identification Number:	131052
Type of Feature Contribution:	Contributing
Feature:	Mansion lawn rock outcroppings, NS-2
Feature Identification Number:	131054

Type of Feature Contribution: Contributing

Feature: Shelving rock outcropping, NS-3

Feature Identification Number: 131056

Type of Feature Contribution: Contributing

Feature: Lily pond waterfall rock outcropping, NS-4

Feature Identification Number: 131058

Type of Feature Contribution: Contributing

Feature: Intermittent streams on north side of hill, NS-5

Feature Identification Number: 131060

Type of Feature Contribution: Contributing

Feature: Rock outcroppings and cuts, NS-6a-h

Feature Identification Number: 131062

Type of Feature Contribution: Contributing

Feature: Pogue Brook, NS-7

Feature Identification Number: 131064

Type of Feature Contribution: Contributing

Spatial Organization

During the Marsh period (1801-1869), the spatial organization of the Mansion grounds and forest consisted of fence or stone wall-enclosed pastures and woodlots, and a compact concentration of buildings on Elm Street. Within this configuration was the first Marsh house (1790), which with its connected rear wings likely formed a dooryard to the south and a barnyard at the rear. The house had a fence-enclosed front yard, as did the tenant house (c.1795) to the north. The second Marsh house (1807) also featured a fence-enclosed front garden along with a rear yard which were defined by the surrounding orthogonal roads. West of the Marsh Place was the Dana (later Hill Top) and McKenzie farms, both of which also featured a compact farmstead surrounded by fields, orchards, and woodlots.

Frederick Billings largely erased the spatial organization of the Marsh Place beginning in 1869 based on a conceptual plan by R. M. Copeland. Billings reorganized the enclosed pastures and gardens around the Mansion (second Marsh house) into a sweeping lawn in the English or Natural style of landscape gardening. Surrounding this space, he established extensive forest plantations that largely enclosed the lawn. He likewise enclosed some pastures on Mount Tom with forest plantations. After Billings' death in 1890 and through the mid-twentieth century, the landscape became more heavily forested and less open, both through natural succession and

through reforestation. The Elm Lot became enclosed to the south as the 1952 red pine plantation (Stand 4) matured, while all of the fields on the McKenzie Farm were reforested by c.1950. Other fields, notably in the southwestern part of Hill Top Farm, became naturally reforested through old-field succession beginning in the French-Billings period (1914-1954) and continuing through the Rockefeller period (1954-1997).

The spatial organization of the Mansion grounds and forest is characterized largely into two categories: open space defined by lawns, pastures, and meadows; and forest (Figure 20). Within the Mansion grounds, the landscape is further organized into a more formal landscape on the Mansion terrace and a naturalistic landscape on the hill. Within these two areas are a number of smaller spaces delineated by buildings, topography, and/or vegetation, including the Mansion lawn, swale, Flower Garden, Long Terrace; Cutting Garden- Pool- Belvedere- and Putting Green terraces; Upper Meadow, Bungalow clearing, and the Woodshed yard. The Hillside Gardens, including the Lily Pond and Waterfall Garden, form a loosely-defined space within the raised canopy of the forest plantations on the east slope of the hill. In the forest, the primary open spaces consist of meadows and pastures surrounded by forest. These include the Summer Pasture, Spring Lot, Maple Lot, Elm Lot, and French Lot. The forest is further divided spatially by a patchwork of plantations stands, hardwood and mixed forest stands, and road and trail corridors (discussed in the subsequent Vegetation and Circulation sections).

The spatial organization of the Mansion grounds landscape overall retains historic integrity to the Frederick Billings (1869-1890) and Estate (1890-1914) periods. The spatial organization of the forest reflects its agricultural origins as well as natural succession and over 80 years of reforestation. Overall, there have been no substantial changes to the spatial organization of the Mansion grounds and forest since the end of the historic period in 1997 except for the construction of the Forest Center, a new building located in the Woodshed yard and adjacent to the Woodshed.

Character-defining Features:

Feature:	Mansion lawn space, SO-1
Feature Identification Number:	131066
Type of Feature Contribution:	Contributing
Feature:	Swale space, SO-2
Feature Identification Number:	131068
Type of Feature Contribution:	Contributing
Feature:	Flower Garden space (HLF-02), SO-3
Feature Identification Number:	131070
Type of Feature Contribution:	Contributing
IDLCS Number:	40514

Feature: Long Terrace space, SO-4
Feature Identification Number: 131072
Type of Feature Contribution: Contributing

Feature: Cutting garden terrace space, SO-5
Feature Identification Number: 131074
Type of Feature Contribution: Contributing

Feature: Swimming pool terrace space, SO-6
Feature Identification Number: 131076
Type of Feature Contribution: Contributing

Feature: Belvedere terrace space, SO-7
Feature Identification Number: 131078
Type of Feature Contribution: Contributing

Feature: Putting green terrace space, SO-8
Feature Identification Number: 131080
Type of Feature Contribution: Contributing

Feature: Upper Meadow space, SO-9
Feature Identification Number: 131082
Type of Feature Contribution: Contributing

Feature: Woodshed yard, SO-10
Feature Identification Number: 131084
Type of Feature Contribution: Contributing

Feature: Hillside Gardens space, SO-11
Feature Identification Number: 131232
Type of Feature Contribution: Contributing

Feature: Bungalow clearing space, SO-12
Feature Identification Number: 131234
Type of Feature Contribution: Contributing

Feature: Summer Pasture, SO-13

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Feature Identification Number:	131236
Type of Feature Contribution:	Contributing
Feature:	Elm Lot, SO-14
Feature Identification Number:	131238
Type of Feature Contribution:	Contributing
Feature:	Maple Lot, SO-15
Feature Identification Number:	131240
Type of Feature Contribution:	Contributing
Feature:	French Lot, SO-16
Feature Identification Number:	131242
Type of Feature Contribution:	Contributing
Feature:	Spring Lot, SO-17
Feature Identification Number:	131244
Type of Feature Contribution:	Contributing

Landscape Characteristic Graphics:



Figure 20. Aerial view of the Mansion grounds illustrating types of major spaces: clockwise from top: Upper Meadow, Woodshed yard, swale, Mansion lawn, and Terrace Gardens. (Potomac Aerial Photographs, December 2001)

Land Use

Land use within the Mansion grounds and forest was dominated by residential and agricultural uses during the Marsh period (1801-1869). The area later defined as the Mansion grounds featured three dwellings, barns, and other outbuildings, plus gardens and pastures. The forest contained two farmsteads (belonging to Dana and McKenzie families), pastures, cultivated fields, and woodlots. For a short time, education was introduced as a land-use at the old Marsh farmhouse, which was converted into a female high school. During the Frederick Billings period (1869-1890), the agricultural and residential land uses continued, but shifted in scope and physical location, and were augmented by recreational uses. Many worn-out pastures on the property were reforested, and most within the Mansion grounds were converted to domestic or recreational uses such as lawn, gardens, and croquet grounds. Billings constructed an extensive system of roads throughout his estate, which served both utilitarian forestry and farm purposes, as well as recreational uses. The forest was open for public access. Through his model farm, where he showcased forestry practices as well as landscape gardening in addition to traditional agriculture, Frederick Billings also indirectly reintroduced education as a land use. His daughter Elizabeth continued educational land uses through her botanical gardens on the hillside west of the Mansion until her death in 1944. During the Rockefeller period (1954-1997),

agricultural land use declined from the Mansion grounds and forest, except for grazing at the Summer Pasture, a use that continued through Billings Farm & Museum until recently. The Rockefellers, however, continued to actively maintain the forest through periodic thinnings and harvests to support aesthetic and recreation management goals and to maintain forest health and productivity. With the opening of the park in 1998, the primary residential use of the Mansion grounds was replaced with educational land use focused on contemporary stewardship and interpreting the history of conservation. The recreational use of the forests was maintained.

Although the contemporary educational land uses differ from those found historically in the landscape, they continue to relate to the same mission of teaching land stewardship that has existed in one form or another since the Frederick Billings period (1869-1890). The new Forest Center near the Woodshed features classroom and meeting spaces to support educational and interpretive objectives. The upper level of the Woodshed has also been rehabilitated into exhibit space. The park continues the Billings family tradition of allowing free public access to the Mount Tom forest for recreation. Forestry-related work has also continued with the completion of a Forest Management Plan and Environmental Assessment.

Topography

There is little record of the topography (defined as constructed changes to natural landforms) in the Mansion grounds or forest during the Marsh period (1801-1869), aside from minor grading to build roads and buildings. During the Frederick Billings period (1869-1890), substantial grading was undertaken to build roads, establish the Mansion lawn and swale, level the top of the hill for the Kitchen Garden (Upper Meadow), and create fill along the south hillside on which to build the Hothouses (greenhouses). One of the most conspicuous topographic features related to road building was a causeway built to bridge the divide between the North and South Peaks of Mount Tom (presently not within the park boundaries). During the Estate period (1890-1914), the Hothouse fill was regraded into a series of terraces to create the Terrace Gardens, designed by Charles A. Platt. During this same period, the topography of the Pogue, a bog northwest of the summit of Mount Tom, was altered to create an open lake (discussed in “Constructed Water Features” section). The roads through the forest were extended during the Estate period, requiring further topographic changes in places. There was subsequently little change to the topography of the Mansion grounds or forest, aside from the addition of the Bungalow terrace during the French-Billings period (1914-1954) and addition of the pool, putting green, and Belvedere terraces during the Rockefeller period (1954-1997).

Today, aside from the Flower Garden and Long Terrace, topographic built features are largely inconspicuous in the landscape and mostly relate to grading for roads and for level areas required for lawns, meadows, and yards. Since opening of the park in 1998, minor expansion of fill at the compost area northwest of the Upper Meadow has occurred.

Character-defining Features:

Feature: Fairy Hill (mound between Mansion and Upper Summerhouse), T-1

Feature Identification Number: 131246

Type of Feature Contribution: Contributing

Feature: Flower Garden and Long Terraces, T-2

Feature Identification Number: 131248

Type of Feature Contribution: Contributing

Feature: Depression west of Reservoir, T-3

Feature Identification Number: 131250

Type of Feature Contribution: Contributing

Feature: Bungalow terrace, T-4

Feature Identification Number: 131252

Type of Feature Contribution: Contributing

Vegetation

During the Marsh period (1801-1869), vegetation within the Mansion grounds and forest consisted of specimen trees (primarily maples and elms) surrounding the first Marsh house and the second Marsh House (Mansion). Much of the landscape of the Mansion grounds was open pasture dotted by scrubby trees, except for an oak grove on the south hillside west of the Mansion. The pasture south of the Mansion was maintained as a refined, lawn-like pasture, while the front and north sides of the Mansion were part of a fence-enclosed garden. West of the Mansion grounds, the landscape of the Marsh Place consisted of woodlots and pastures. Farther west, the Dana and McKenzie farms were also likely a mix of woodlots and pastures, along with cultivated fields, orchards, and wetland vegetation at the Pogue (on the Dana farm).

When Frederick Billings purchased the Marsh Place in 1869, he transformed the vegetation on the property, adding forest plantations, specimen trees, flowerbeds, a kitchen garden, and lawns, while also maintaining extant specimen trees, the oak grove, and woodlots. In 1874, he established his first known plantation, comprised of Norway spruce, on the steep hillside above the Belvedere, and soon extended conifer plantations across much of the hill as well as the street-perimeter of the Mansion grounds. On the Dana farm, renamed Hill Top Farm, Frederick Billings reforested many of the worn out pastures, but also maintained orchards, pastures, and cultivated fields. During the Estate period (1890-1914), the family continued to establish forest plantations, maintain cultivated fields, orchards, and pastures at Hill Top Farm along with their newly-acquired McKenzie Farm, and added ornamental plantings within the Mansion grounds. Notable among these was the hedge-enclosed Terrace Gardens, built in 1894-1899 according to the design of Charles A. Platt. The Terrace Gardens included extensive herbaceous beds of old-fashioned flowers, which were redesigned by Ellen Biddle Shipman in 1912-1913. Masses of shrubbery were established surrounding the Mansion and drives in 1903-1904 according to the design of Martha Brookes Hutcheson. On the hillside, Elizabeth Billings developed wild and botanical gardens beginning in the 1890s, consisting of a fernery, water garden, mushroom and grass gardens, and an arboretum. During the

French-Billings period (1914-1954), there were few additions to the vegetation of the estate aside from a few plantations on Hill Top and McKenzie Farms, where other agricultural vegetation largely disappeared. At the Mansion grounds, Elizabeth Billings' wild and botanical gardens declined following her death in 1944, and the Terrace Gardens also declined, but were partly revived beginning in 1949 when Carl Bergstrom was hired as head gardener. The kitchen garden also disappeared during this period, except for a plot of corn. During the Rockefeller period (1954-1997), the large-scale vegetation consisting of specimen trees, plantations, and hardwood and mixed forest stands was maintained, but the smaller-scale vegetation was either altered or removed during the late 1950s and 1960s. The shrubs were removed from around the Mansion and replaced with more formal foundation plantings, hedges were removed from the Terrace Gardens, and rock gardens were added along the pool and Flower Garden by landscape designer Zenon Schreiber, who also redesigned the plantings in the hillside gardens. With the death of the specimen elms, Laurance Rockefeller transplanted mature white pines to the Mansion lawn in 1967. In the early 1980s, he added a secondary hedge along Elm Street in order to increase privacy. In the forest, the Rockefellers continued utilitarian forestry work through thinnings and harvests, and managed the plantations and forest stands largely for aesthetics and recreation, as well as for forest health, with the help of a professional forester, John Wiggin. Non-naturalized plantations, primarily Norway spruce, white pine, red pine, European larch, and sugar maple, covered approximately 26% of the Mansion grounds and forest by the end of the historic period. Following establishment of the park in 1992, the Rockefellers had the herbaceous plantings in the Terrace Gardens altered to extend their bloom period to the anticipated visitor season. They did not focus on maintaining the Hillside Garden plantings, which declined toward the end of the historic period, in part due to the death of Zenon Schreiber and Carl Bergstrom who had been responsible for their maintenance.

Since the end of the historic period in 1997, changes in vegetation around the Mansion grounds have largely been limited to in-kind replacement of annual and spent woody plant material, except for establishment of perennial beds adjoining the Carriage Barn and Generator Garage. In addition, the woodland plantings in the Hillside Gardens have continued to decline. Despite these changes, the ornamental plantings within the Mansion grounds are vestiges of the landscape's design dating back to the Frederick Billings period, and now mostly convey the mid-twentieth century aesthetics of the Rockefellers. The surviving plantations are important vestiges of Frederick Billings' innovative reforestation program, and illustrate continued forest management by his heirs into the late twentieth century, reflecting changing forestry practices (Figures 21-22).

Character-defining Features:

Feature: Mansion lawn, V-1

Feature Identification Number: 131254

Type of Feature Contribution: Contributing

Feature: Swale lawn, V-2

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Feature Identification Number: 131256

Type of Feature Contribution: Contributing

Feature: Mansion lawn grove, V-3

Feature Identification Number: 131258

Type of Feature Contribution: Contributing

Feature: Perimeter plantations, V-4

Feature Identification Number: 131260

Type of Feature Contribution: Contributing

Feature: Tennis court grove, V-5

Feature Identification Number: 131262

Type of Feature Contribution: Contributing

Feature: Belvedere drive arborvitae, V-6

Feature Identification Number: 131264

Type of Feature Contribution: Contributing

Feature: Carriage Barn grove, V-7

Feature Identification Number: 131266

Type of Feature Contribution: Contributing

Feature: Kitchen wing grove, V-8

Feature Identification Number: 131268

Type of Feature Contribution: Contributing

Feature: Mansion ice-house wing hemlock grove, V-9

Feature Identification Number: 131270

Type of Feature Contribution: Contributing

Feature: Hemlock and birch screening between Carriage Barn and Double Cottage,
V-10

Feature Identification Number: 131272

Type of Feature Contribution: Contributing

Feature: Hemlock and birch screening above Generator Garage and east side of Double

Cottage, V-10

Feature Identification Number: 131274

Type of Feature Contribution: Non Contributing

Feature: State champion Norway spruce, V-11

Feature Identification Number: 131276

Type of Feature Contribution: Contributing

Feature: Mansion lawn silver maple, V-12

Feature Identification Number: 131278

Type of Feature Contribution: Contributing

Feature: Mansion lawn hemlock, V-13

Feature Identification Number: 131280

Type of Feature Contribution: Contributing

Feature: Mansion lawn hawthorne, V-14

Feature Identification Number: 131282

Type of Feature Contribution: Contributing

Feature: Paired hawthornes, V-15

Feature Identification Number: 131284

Type of Feature Contribution: Contributing

Feature: Norway spruce in main entrance drive circle, V-16

Feature Identification Number: 131286

Type of Feature Contribution: Contributing

Feature: Sugar maple in Belvedere drive circle, V-17

Feature Identification Number: 131288

Type of Feature Contribution: Contributing

Feature: Paper birch in main entrance drive circle, V-18

Feature Identification Number: 131290

Type of Feature Contribution: Contributing

Feature: Mansion lawn paper birch, V-19

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Feature Identification Number: 131292

Type of Feature Contribution: Contributing

Feature: Mansion lawn sugar maple, V-20

Feature Identification Number: 131294

Type of Feature Contribution: Contributing

Feature: Mansion lawn white pines, V-21

Feature Identification Number: 131296

Type of Feature Contribution: Contributing

Feature: Secondary Entrance Drive yellowwoods, V-22

Feature Identification Number: 131298

Type of Feature Contribution: Contributing

Feature: Mansion lawn crabapple, V-23

Feature Identification Number: 131300

Type of Feature Contribution: Contributing

Feature: Perimeter hemlock hedge, V-24

Feature Identification Number: 131302

Type of Feature Contribution: Contributing

Feature: Mansion foundation shrubs, V-25

Feature Identification Number: 131304

Type of Feature Contribution: Contributing

Feature: Mansion lawn yews, V-26

Feature Identification Number: 131306

Type of Feature Contribution: Contributing

Feature: Fairy Hill rhododendron, V-27

Feature Identification Number: 131308

Type of Feature Contribution: Contributing

Feature: Double Cottage foundation plantings, V-28

Feature Identification Number: 131310

Type of Feature Contribution: Contributing

Feature: Shrub bed at head of main entrance drive, V-29

Feature Identification Number: 131312

Type of Feature Contribution: Contributing

Feature: Lilac hedge bottom of swale, V-30

Feature Identification Number: 131314

Type of Feature Contribution: Contributing

Feature: Azalea-rhododendron garden at rear of Mansion, V-31

Feature Identification Number: 131316

Type of Feature Contribution: Contributing

Feature: Secondary perimeter hedge, V-32

Feature Identification Number: 131318

Type of Feature Contribution: Contributing

Feature: Dutchman's pipe on Mansion verandah, V-33

Feature Identification Number: 131320

Type of Feature Contribution: Contributing

Feature: Boston ivy on Mansion garage, V-34

Feature Identification Number: 131322

Type of Feature Contribution: Contributing

Feature: Flower bed along main entrance drive circle, V-35

Feature Identification Number: 131324

Type of Feature Contribution: Contributing

Feature: Main entrance island bed, V-36

Feature Identification Number: 131326

Type of Feature Contribution: Contributing

Feature: Carriage Barn beds, V-37

Feature Identification Number: 131328

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Type of Feature Contribution:	Non Contributing
Feature:	Double Cottage flower beds, V-38
Feature Identification Number:	131330
Type of Feature Contribution:	Non Contributing
Feature:	Generator Garage bed, V-39
Feature Identification Number:	131332
Type of Feature Contribution:	Non Contributing
Feature:	Long, putting green, cutting garden, and pool terrace lawns, V-40
Feature Identification Number:	131334
Type of Feature Contribution:	Contributing
Feature:	Hemlock grove at west end of Long Terrace, V-41
Feature Identification Number:	131336
Type of Feature Contribution:	Contributing
Feature:	Double-leader white pine, V-42
Feature Identification Number:	131338
Type of Feature Contribution:	Contributing
Feature:	Cutting garden crabapple, V-43
Feature Identification Number:	131340
Type of Feature Contribution:	Contributing
Feature:	Swimming pool terrace honey locust, V-44
Feature Identification Number:	131342
Type of Feature Contribution:	Contributing
Feature:	Pear tree at west end of putting green wall, V-45
Feature Identification Number:	131344
Type of Feature Contribution:	Contributing
Feature:	Red maple at Garden Workshop, V-46
Feature Identification Number:	131346
Type of Feature Contribution:	Contributing

Feature: Boston ivy on swimming pool patio walls, V-47

Feature Identification Number: 131348

Type of Feature Contribution: Contributing

Feature: Flower Garden perimeter hedge, V-48

Feature Identification Number: 131350

Type of Feature Contribution: Contributing

Feature: Long Terrace perimeter hedges, V-49

Feature Identification Number: 131352

Type of Feature Contribution: Contributing

Feature: Yews at upper entrance to Flower Garden, V-50

Feature Identification Number: 131354

Type of Feature Contribution: Contributing

Feature: Mountain laurel along Flower Garden steps, V-51

Feature Identification Number: 131356

Type of Feature Contribution: Contributing

Feature: Yew hedge at east end of cutting garden, V-52

Feature Identification Number: 131358

Type of Feature Contribution: Contributing

Feature: Barbecue shrubs, V-53

Feature Identification Number: 131360

Type of Feature Contribution: Contributing

Feature: Lilac hedge at west end of putting green, V-54

Feature Identification Number: 131362

Type of Feature Contribution: Contributing

Feature: Flower Garden beds, V-55

Feature Identification Number: 131364

Type of Feature Contribution: Contributing

Feature: Long Terrace rose bed, V-56

Feature Identification Number: 131366

Type of Feature Contribution: Contributing

Feature: Cutting garden, V-57

Feature Identification Number: 131368

Type of Feature Contribution: Contributing

Feature: Rock gardens along pool terrace steps, V-58

Feature Identification Number: 131370

Type of Feature Contribution: Contributing

Feature: Belvedere beds, V-59

Feature Identification Number: 131372

Type of Feature Contribution: Contributing

Feature: Fern bed along south side of Flower Garden and Long Terrace, V-60

Feature Identification Number: 131374

Type of Feature Contribution: Contributing

Feature: Rock gardens above north side of Flower Garden, V-61

Feature Identification Number: 131376

Type of Feature Contribution: Contributing

Feature: Rock gardens at east and west ends of putting green wall, V-62

Feature Identification Number: 131378

Type of Feature Contribution: Contributing

Feature: Garden Workshop sweet pea bed, V-63

Feature Identification Number: 131380

Type of Feature Contribution: Contributing

Feature: Upper Meadow, V-64

Feature Identification Number: 131382

Type of Feature Contribution: Contributing

Feature: Woodshed yard meadow, V-65

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Feature Identification Number: 131384

Type of Feature Contribution: Contributing

Feature: Oak grove (Stand 46b), V-66

Feature Identification Number: 131386

Type of Feature Contribution: Contributing

Feature: Marsh-era woodlot, V-67

Feature Identification Number: 131388

Type of Feature Contribution: Contributing

Feature: Hill plantations (near woods), V-68

Feature Identification Number: 131390

Type of Feature Contribution: Contributing

Feature: Plantations (Stands 1-5, 15-18, 22, 25-28, 35, 40-42, 46), V-68

Feature Identification Number: 131392

Type of Feature Contribution: Contributing

Feature: Birch grove along Mansion parking area, V-69

Feature Identification Number: 131394

Type of Feature Contribution: Contributing

Feature: Oak snag, V-70

Feature Identification Number: 131396

Type of Feature Contribution: Contributing

Feature: Upper Meadow white pines, V-71

Feature Identification Number: 131398

Type of Feature Contribution: Contributing

Feature: Twenty-fifth Anniversary silver maple, V-72

Feature Identification Number: 131400

Type of Feature Contribution: Contributing

Feature: Horse Shed arborvitae, V-73

Feature Identification Number: 131402

Type of Feature Contribution: Contributing

Feature: Experimental chestnuts, V-74

Feature Identification Number: 131404

Type of Feature Contribution: Non Contributing

Feature: Waterfall Garden andromeda, V-75

Feature Identification Number: 131406

Type of Feature Contribution: Contributing

Feature: Lily Pond iris, V-76

Feature Identification Number: 131408

Type of Feature Contribution: Contributing

Feature: Lily Pond plantings, V-77

Feature Identification Number: 131410

Type of Feature Contribution: Contributing

Feature: Waterfall Garden plantings, V-78

Feature Identification Number: 131412

Type of Feature Contribution: Contributing

Feature: Reservoir fern beds, V-79

Feature Identification Number: 131856

Type of Feature Contribution: Contributing

Feature: Woodland Garden plantings, V-80

Feature Identification Number: 131858

Type of Feature Contribution: Non Contributing

Feature: Remnants of McKenzie Orchard (Stand 12), V-81

Feature Identification Number: 131860

Type of Feature Contribution: Contributing

Feature: Open grown trees, older hemlocks, fenceline trees, and allées, V-82

Feature Identification Number: 131862

Type of Feature Contribution: Contributing

Feature: Managed hardwood and mixed forest (Stands 5-12, 14, 19-21, 23-24, 29-34, 36-39, 44), V-83

Feature Identification Number: 131864

Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:



*Figure 21. View of the Flower Garden, looking southwest from the pool terrace.
(SUNY-ESF, 2000)*



Figure 22. Open grown tree amongst a plantation of red pines in Stand 4. (OCLP, 2004)

Circulation

During the Marsh period (1801-1869), circulation within the Mansion grounds and forest initially consisted of a straight lane extending from Elm Street along the south side of the first Marsh house, and then west up the south side of the hill along an irregular alignment following the natural topography. This road continued west along the north side of Mount Tom toward the Pogue, where it was likely used to access hill pastures and woodlots. When Charles Marsh built his second brick house (Mansion) between 1805 and 1807, he established a more formal circulation system around the building. Working off the existing lane, he established an orthogonal system that defined a formal landscape. Beginning in 1869, Frederick Billings transformed the circulation within the Mansion grounds by building a naturalistic, curving system of lanes and paths based on the conceptual plan of R. M. Copeland. The paths and drives within the formal landscape of the Mansion terrace featured refined gravel surfaces and cobblestone gutters. Extending west across the hill and toward the Pogue and summit of Mount Tom, Billings constructed a network of roads, in part building off the pre-existing Marsh-period mountain road and other farm lanes. These roads featured graded earthen surfaces without shoulders, drainage swales, stone culverts, and stone retaining walls (some of which were part of earlier roads). Between 1890 and 1891 at the beginning of the Estate period (1890-1914), the road system was extended around the Pogue, and in 1895, west across the McKenzie Farm to Prosper Road. In 1896, a bridal path was built to the North Peak of Mount Tom. Within the Mansion grounds during this period, the main entrance drive was reconfigured into a Neoclassical-style circle to the design of Martha Brookes Hutcheson, and a

rustic road, probably also to her design, was added through Elizabeth Billings' wild gardens on the hillside. A series of orthogonal gravel-surfaced paths with stone steps were added as part of the construction of the Charles A. Platt-designed Terrace Gardens between 1894 and 1898. In c.1954, the carriage road to the South Peak of Mount Tom was subdivided as part of the creation of town-owned Billings Park, but remained connected to the rest of the road system. During the Rockefeller period (1954-1997), the overall character of the circulation system was retained, but the walks on the Long Terrace, most of the paths in the Mansion lawn, and gutters along the drives were removed. In response to the needs of large delivery trucks and vehicular safety, the Rockefellers had the Secondary Entrance Drive constructed through the swale in 1978. These changes simplified and improved the circulation system within the Mansion grounds, in keeping with mid-twentieth century modernistic aesthetics, demands of larger vehicles, and continued interest in naturalistic design. During this period some of the carriage roads deteriorated as they fell out of active use likely due to the decline of forestry and agricultural uses on the property.

In the forest, skid roads were built during the Rockefeller period, and perhaps before, to accommodate utilitarian forestry and agricultural work. Unlike many of the carriage roads, they did not feature graded surfaces or major built features. The forest was also laced with a network of hiking (and equestrian) trails that often traversed steep terrain and in some instances accessed overlooks. The trails, some of which may have been established in the late 1800s, were characterized by minor grading and stone walls. A cross-country ski trail system was established by the Woodstock Resort Corporation in 1977 by adding a number of new trails to the property and grooming some of the existing carriage roads, skid roads, and hiking trails.

Today, the formal drives within the Mansion terrace reflect distinctive aspects of R. M. Copeland's 1869 conceptual plan for the Mansion grounds. Although altered during the Rockefeller period, the drives retain much of their original character dating to the Frederick Billings period (1869-1890), along with Neoclassical and rustic additions and improvements undertaken during the Estate period (1890-1914). In 1998-1999, the Carriage Barn drive was widened by the National Park Service at the narrow turn at the northwest corner of the building, and the approach to the building was converted into a paved walkway. At this same time, the lower portion of the main entrance drive was closed to vehicular use. The nearly ten miles of carriage roads reflect Frederick Billings' intent for the forest that combined agricultural and recreational uses. Aside from replacement of some original stone culverts, the carriage road system remains substantially intact to the Frederick Billings (1869-1890) and Estate (1890-1914) periods. The existing pattern of skid roads reflects the utilitarian forestry work that occurred during the Rockefeller period. It is likely that other skid roads existed during different times and that the layout has changed in depending on location and type of forestry work. Similarly, the existing network of trails represents the importance of recreation in the forest and the increased recreational use under the Rockefellers. Several trails are no longer actively used or managed, and are thus disappearing (Figures 23-24).

Character-defining Features:

Feature: Main entrance drive (HR-01), C-1

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Feature Identification Number: 131438
Type of Feature Contribution: Contributing
IDLCS Number: 40510

Feature: Carriage Barn drive (HR-01), C-2
Feature Identification Number: 131440
Type of Feature Contribution: Contributing
IDLCS Number: 40510

Feature: Double Cottage drive (HR-01), C-3
Feature Identification Number: 131442
Type of Feature Contribution: Contributing
IDLCS Number: 40510

Feature: Belvedere drive (HR-01), C-4
Feature Identification Number: 131444
Type of Feature Contribution: Contributing
IDLCS Number: 40510

Feature: North Street road (HR-01), C-5
Feature Identification Number: 131446
Type of Feature Contribution: Contributing
IDLCS Number: 40510

Feature: Secondary Entrance Drive (HR-01), C-6
Feature Identification Number: 131448
Type of Feature Contribution: Contributing
IDLCS Number: 40510

Feature: Mansion parking area (HR-01), C-7
Feature Identification Number: 131450
Type of Feature Contribution: Contributing
IDLCS Number: 40510

Feature: Mansion-Flower Garden walk (HLF-02), C-8
Feature Identification Number: 131452

Type of Feature Contribution: Contributing

IDLCS Number: 40514

Feature: Summerhouses path (HS-08), C-9

Feature Identification Number: 131454

Type of Feature Contribution: Contributing

IDLCS Number: 40526

Feature: Carriage Barn walkway, C-10

Feature Identification Number: 131456

Type of Feature Contribution: Non Contributing

Feature: Flower Garden walks and steps (HLF-02), C-11

Feature Identification Number: 131458

Type of Feature Contribution: Contributing

IDLCS Number: 40514

Feature: Long Terrace walks and steps, C-12

Feature Identification Number: 131460

Type of Feature Contribution: Contributing

Feature: Pool patio (HS/S-02), C-13

Feature Identification Number: 131462

Type of Feature Contribution: Contributing

IDLCS Number: 40540

Feature: Pool terrace steps (HS/S-02), C-14

Feature Identification Number: 131464

Type of Feature Contribution: Contributing

IDLCS Number: 40540

Feature: Cutting garden walks, C-15

Feature Identification Number: 131466

Type of Feature Contribution: Contributing

Feature: Old mountain road (HR-03), C-16

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

Feature Identification Number: 131468

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: Road from Garden Workshop to Upper Meadow, C-17

Feature Identification Number: 131470

Type of Feature Contribution: Contributing

Feature: Upper Meadow-Cemetery Road (HR-03), C-18

Feature Identification Number: 131472

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: Main carriage road (Mountain Road, Carriage road to the Pogue) (HR-03),
C-19

Feature Identification Number: 131474

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: Spur from Mountain Road to Upper Meadow Road (HR-03), C-19a

Feature Identification Number: 131476

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: Upper Meadow road (HR-03), C-20

Feature Identification Number: 131478

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: Upper Meadow through-road, C-21

Feature Identification Number: 131480

Type of Feature Contribution: Contributing

Feature: Shortcut from Garden Workshop to Upper Meadow road, C-22

Feature Identification Number: 131482

Type of Feature Contribution: Contributing

Feature: Lower Woodshed road (HR-03), C-23

Feature Identification Number: 131484

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: Wood Drive (Bungalow road) (HR-01), C-24

Feature Identification Number: 131486

Type of Feature Contribution: Contributing

IDLCS Number: 40510

Feature: Compost road, C-25

Feature Identification Number: 131488

Type of Feature Contribution: Contributing

Feature: Path to Thompson Place, C-26

Feature Identification Number: 131490

Type of Feature Contribution: Contributing

Feature: Lily Pond path, C-27

Feature Identification Number: 131492

Type of Feature Contribution: Contributing

Feature: Waterfall Garden path (HLF-01), C-28

Feature Identification Number: 131494

Type of Feature Contribution: Contributing

IDLCS Number: 40513

Feature: Lily Pond waterfall path, C-29

Feature Identification Number: 131496

Type of Feature Contribution: Contributing

Feature: Upper hillside path, C-30

Feature Identification Number: 131498

Type of Feature Contribution: Contributing

Feature: Arboretum path, C-31

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

Feature Identification Number: 131500

Type of Feature Contribution: Contributing

Feature: Wood Drive stone stairway (HR-01), C-32

Feature Identification Number: 131502

Type of Feature Contribution: Contributing

IDLCS Number: 40510

Feature: Woodland Garden path circuit, C-33

Feature Identification Number: 131504

Type of Feature Contribution: Non Contributing

Feature: Pogue Loop (HR-03), C-34

Feature Identification Number: 131506

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: Hill Top Road (HR-03), C-35

Feature Identification Number: 131508

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: Summer Pasture Road (HR-03), C-36

Feature Identification Number: 131510

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: Spur from Summer Pasture Road to North Ridge Loop (HR-03), C-37

Feature Identification Number: 131512

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: Maple Grove Loop (part) (HR-03), C-38

Feature Identification Number: 131514

Type of Feature Contribution: Contributing

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

IDLCS Number: 40512

Feature: North Ridge Loop (HR-03), C-39

Feature Identification Number: 131516

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: North Ridge Loop Trace east (HR-03), C-39a

Feature Identification Number: 131518

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: North Ridge Loop Trace west (HR-03), C-39b

Feature Identification Number: 131520

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: McKenzie Road (HR-03), C-40

Feature Identification Number: 131522

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: South Peak Road (Mount Tom Road) (HR-03), C-41

Feature Identification Number: 131524

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: East Ridge Spur (HR-03), C-42

Feature Identification Number: 131526

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: Sugar House Trace (HR-03), C-43

Feature Identification Number: 131528

Type of Feature Contribution: Contributing

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

IDLCS Number: 40512

Feature: Spring Lot Road (HR-03), C-44

Feature Identification Number: 131530

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: Prosper Road parking area, C-45

Feature Identification Number: 131532

Type of Feature Contribution: Undetermined

Feature: McKenzie Road pull-out, C-46

Feature Identification Number: 131534

Type of Feature Contribution: Undetermined

Feature: Forestry skid trails (HR-02), C-F1 to C-F12

Feature Identification Number: 131536

Type of Feature Contribution: Contributing

IDLCS Number: 40511

Feature: Hiking trails (HR-02), C-H1 to C-H7

Feature Identification Number: 131538

Type of Feature Contribution: Contributing

IDLCS Number: 40511

Feature: Hiking trails in Billings Park and Faulkner Park (both are outside park), C-H8 to C-H19

Feature Identification Number: 131540

Type of Feature Contribution: Undetermined

Feature: Ski/hiking trails (HR-02), C-X1 to C-X6, C-X8 to C-X20

Feature Identification Number: 131542

Type of Feature Contribution: Contributing

IDLCS Number: 40511

Landscape Characteristic Graphics:



Figure 23. View looking south at the Secondary Entrance Drive. (SUNY-ESF, 2000)



Figure 24. Junction of two carriage roads in the forest, the Mountain Road and the Upper Meadow Road. (OCLP, 2004)

Buildings and Structures

During the Marsh period (1801-1869), buildings and structures within the Mansion grounds and forest landscape consisted of a compact complex on Elm Street that included the first Marsh house (1789-1790), second Marsh house (Mansion, George Perkins Marsh's boyhood home, originally built 1805-1807), a tenant house (c.1795), and outbuildings including barns, storehouses, and a carriage barn. This complex also extended to the opposite side of Elm Street (Billings Farm & Museum), where the Lower Barn was located. The first Marsh house featured a series of connected wings at the rear that likely included a kitchen wing, wagon bay, and barn. This connected plan would become a typical arrangement for New England farmhouses later in the century. Outside of this complex, the Marshes maintained a woodshed, probably located south of the existing Upper Meadow. West of the Marsh Place, Sara and James Cobb built a farmhouse in c.1793 west of the summit of Mount Tom (later owned by Howe and Dana families and today just outside the Mansion grounds and forest), and around 1819, the McKenzie family built a farmstead on Prosper Road at the extreme western end of the park.

In c.1869, Frederick Billings began his transformation of the Marsh Place into a stylish country place and model farm, and retained the primary residential complex on the west side of Elm Street. He relocated the first Marsh house without its wings to his farm property on the east side of Elm Street (presently outside of the Historic Zone), where it served as the farm manager's residence, and also moved the tenant house off the property. He demolished or relocated all of the outbuildings. Billings substantially rebuilt and enlarged the second Marsh house (Mansion) in the Stick style according to the design of William Ralph Emerson, who also likely designed the adjoining Laundry and Stable in c.1870. Around this same time, he built the Double Cottage off the north side of the Stable as a residence for his chauffeur. In 1872, he acquired the Claflin House on North Street at the southwest end of the Mansion grounds as a residence for his head gardener (presently outside of the park). In c.1874-1875, two rustic twig summerhouses were built at the pedestrian entrance to the Mansion grounds, south of the Mansion off River Street. On the hill, Billings built the Reservoir in c.1870, the Garden Shed at the existing site of the Horse Shed a few years later, and in 1876, the Woodshed on the north slope of the hill. Along the south side of the hill, Billings constructed a greenhouse range between 1872 and 1874 that was designed by the German-born architect Detlef Lienau. This range, which included the Swiss Cottage-style Belvedere and adjoining brick Bowling Alley, featured four wood-frame greenhouses built by Lord's Horticultural Works (predecessor of Lord & Burnham Company). These four included the half-span Grapery and the full-span Tropical House and Rose House, and the eight-sided conservatory known as the Octagon. In 1882, Billings added the Camellia House and Potting Room, designed and built by the Lord & Burnham Company. Between 1885 and 1886, Billings undertook a substantial expansion and redesign of the Mansion in the Queen Anne style according to the design of Henry Hudson Holly. In 1886, Billings had a new farmhouse, known as Hill Top Cottage, built at Hill Top Farm to the design of Ferdinand Davis (located outside of the park). Aside from buildings, Frederick Billings also had a number of structures built during his lifetime, most notably a stone retaining wall along the perimeter of the Mansion grounds (partially rebuilt from a Marsh-period pasture wall) and retaining walls along carriage roads. Retaining walls associated with some of

hiking trails may also have been constructed around this time.

In c.1891 during the Estate period (1890-1914), an earthen dam was built to enlarge the Pogue into a pond. A boat house was constructed in c.1894 on the south bank of the Pogue, and in 1895, the Stable was demolished and a larger replacement, known today as the Carriage Barn, was built in a Neoclassical style, designed by Rossiter & Wright. An icehouse wing was added to the rear of the Mansion in 1899, and the wooden greenhouse superstructures were rebuilt in iron between 1902 and 1904 by Lord & Burnham Company. At this time, the Potting Room and Camellia House were demolished and not rebuilt. In 1908, the concrete Generator Garage was built between the Carriage Barn and Double Cottage as an automobile garage. During this period, a small shed housing a drag saw was built on the east side of the Woodshed. In 1917 during the French-Billings period (1914-1954), Mary Montagu Billings French built the Bungalow, designed in the Craftsman style by Harold Van Buren Magonigle, within a white pine plantation on the hill. Two years later, the Reservoir was replaced by a smaller structure with a low gable roof. During the 1930s, a number of buildings were demolished or lost. In 1930, all of the greenhouses were demolished, except for the old Grapery that abutted the Bowling Alley. In 1932, the McKenzie farmhouse and barns, which had been sold in 1918, burned to the ground (the property was subsequently reacquired), and three years later, Hill Top Cottage was destroyed by fire. Finally, in 1940, the west 50-foot section of the remaining greenhouse was taken down.

Between 1954 and 1961 during the Rockefeller period (1954-1997), there were a number of substantial changes to buildings and structures within the Mansion grounds and forest. The Rockefellers renovated the Mansion according to the design of Theodor Muller, an architect and interior designer. Some of the porches and balconies were removed to increase light on the interior, the exterior walls were stripped to reveal the brick structure, and the trim was painted a bright white. During the same time, they also made improvements to the Belvedere, also designed by Muller, including alteration of the south side that was originally an interior greenhouse wall, and addition of the Garden Workshop, a barn-like structure, to the west end of the remaining greenhouse. Other additions and alterations included replacement in c.1961 of the Garden Shed with a smaller structure known as the Horse Shed, designed by Muller; removal of the saw shed adjoining the Woodshed around the same time; painting of the Stable, Generator Garage, and Double Cottage in taupe with white trim; construction of a stone retaining wall at the pool terrace in 1961-1962; and construction in 1977 of a one-bay brick-faced garage, attributed to the design of Muller, to the rear of the Mansion. Just prior to establishment of the park in 1992, the Gardener's Cottage on North Street was subdivided from the property.

Aside from the Bungalow erected during the French-Billings period, the primary buildings and structures date to the Frederick Billings (1869-1890) and Estate period (1869-1914), with exception of the Garden Workshop and Horse Shed erected during the Rockefeller period. The Mansion, Carriage Barn, and Belvedere in particular are focal points and organization elements that impart a late nineteenth-century character to the landscape, despite mid-twentieth century

alterations to paint colors and some details undertaken during the Rockefeller period. With opening of the park in 1998, a major rehabilitation of the Carriage Barn was undertaken to adapt the building into a visitor center and administrative offices. While the interior was altered, the exterior was preserved, with changes limited to new doors on the front, rear, and west entrances, and addition of new metal-shingle roofing. Most recently, the Woodshed has been rehabilitated and a new building, named the Forest Center, has just been completed nearby for classroom and meeting space. All framing and interior wood used in the Forest Center came from the park's forest, and it has been designed to be largely self-sufficient in terms of energy consumption. There have been no other significant changes to buildings and structures since the end of the historic period (Figures 25-26).

Character-defining Features:

Feature: Mansion (HS-01), BS-1

Feature Identification Number: 131544

Type of Feature Contribution: Contributing

IDLCS Number: 40538

Feature: Carriage Barn (HS-03), BS-2

Feature Identification Number: 131546

Type of Feature Contribution: Contributing

IDLCS Number: 40521

Feature: Double Cottage (HS-04), BS-3

Feature Identification Number: 131548

Type of Feature Contribution: Contributing

IDLCS Number: 40522

Feature: Upper Summerhouse (HS-10), BS-4

Feature Identification Number: 131550

Type of Feature Contribution: Contributing

IDLCS Number: 40528

Feature: Lower Summerhouse (HS-08), BS-5

Feature Identification Number: 131552

Type of Feature Contribution: Contributing

IDLCS Number: 40526

Feature: Generator Garage (HS-05), BS-6

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

Feature Identification Number: 131554
Type of Feature Contribution: Contributing
IDLCS Number: 40523

Feature: Mansion garage (HS-21), BS-7
Feature Identification Number: 131556
Type of Feature Contribution: Contributing
IDLCS Number: 40541

Feature: Mansion parking area stone wall, BS-8
Feature Identification Number: 131558
Type of Feature Contribution: Contributing

Feature: Perimeter stone wall (HLF-05), BS-9
Feature Identification Number: 131560
Type of Feature Contribution: Contributing
IDLCS Number: 40517

Feature: Tennis court (HS/S-01), BS-10
Feature Identification Number: 131562
Type of Feature Contribution: Contributing
IDLCS Number: 40539

Feature: Belvedere drive stone wall, BS-11
Feature Identification Number: 131564
Type of Feature Contribution: Contributing

Feature: Upper Summerhouse stone wall, BS-12
Feature Identification Number: 131566
Type of Feature Contribution: Contributing

Feature: Pogue water line valve pits, BS-13
Feature Identification Number: 131568
Type of Feature Contribution: Contributing

Feature: Mansion kitchen entrance brick wall, BS-14

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

Feature Identification Number: 131570

Type of Feature Contribution: Contributing

Feature: Belvedere (HS-20), BS-15

Feature Identification Number: 131572

Type of Feature Contribution: Contributing

IDLCS Number: 40519

Feature: Bowling Alley (HS-22), BS-16

Feature Identification Number: 131574

Type of Feature Contribution: Contributing

IDLCS Number: 40542

Feature: Greenhouse (HS-06), BS-17

Feature Identification Number: 131576

Type of Feature Contribution: Contributing

IDLCS Number: 40524

Feature: Garden Workshop (HS-09), BS-18

Feature Identification Number: 131578

Type of Feature Contribution: Contributing

IDLCS Number: 40527

Feature: Flower Garden stone wall (HLF-02), BS-19

Feature Identification Number: 131580

Type of Feature Contribution: Contributing

IDLCS Number: 40514

Feature: Swimming pool patio brick walls and barbecue (HS/S-02), BS-20

Feature Identification Number: 131582

Type of Feature Contribution: Contributing

IDLCS Number: 40540

Feature: Swimming pool terrace wall (HS/S-02), BS-21

Feature Identification Number: 131584

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

Type of Feature Contribution: Contributing

IDLCS Number: 40540

Feature: Putting green wall, BS-22

Feature Identification Number: 131586

Type of Feature Contribution: Contributing

Feature: Putting green, BS-23

Feature Identification Number: 131588

Type of Feature Contribution: Contributing

Feature: Woodshed (HS-12), BS-24

Feature Identification Number: 131590

Type of Feature Contribution: Contributing

IDLCS Number: 40530

Feature: Reservoir (HS-11), BS-25

Feature Identification Number: 131592

Type of Feature Contribution: Contributing

IDLCS Number: 40529

Feature: Bungalow (HS-02), BS-26

Feature Identification Number: 131594

Type of Feature Contribution: Contributing

IDLCS Number: 40520

Feature: Horse Shed (HS-07), BS-27

Feature Identification Number: 131596

Type of Feature Contribution: Contributing

IDLCS Number: 40525

Feature: Old mountain road retaining wall (HS/S-06), BS-28

Feature Identification Number: 131598

Type of Feature Contribution: Contributing

IDLCS Number: 40547

Feature: Upper Meadow road retaining wall (HS/S-06), BS-29

Feature Identification Number: 131600

Type of Feature Contribution: Contributing

IDLCS Number: 40547

Feature: Woodshed yard retaining wall (HS/S-06), BS-30

Feature Identification Number: 131602

Type of Feature Contribution: Contributing

IDLCS Number: 40547

Feature: Lily Pond dam, BS-31

Feature Identification Number: 131604

Type of Feature Contribution: Contributing

Feature: Lily Pond waterfall lower bridge, BS-32

Feature Identification Number: 131606

Type of Feature Contribution: Contributing

Feature: Lily Pond waterfall upper bridge, BS-33

Feature Identification Number: 131608

Type of Feature Contribution: Contributing

Feature: Pogue line valve pit north of Upper Meadow, BS-34

Feature Identification Number: 131610

Type of Feature Contribution: Contributing

Feature: Wood Drive stone wall, BS-35

Feature Identification Number: 131612

Type of Feature Contribution: Contributing

Feature: Bungalow well house, BS-36

Feature Identification Number: 131614

Type of Feature Contribution: Contributing

Feature: Stone culverts (HS/S-03), BS-37a-kk

Feature Identification Number: 131616

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

Type of Feature Contribution: Contributing

IDLCS Number: 40544

Feature: Stone causeways (HS/S-06), BS-38a-e

Feature Identification Number: 131618

Type of Feature Contribution: Contributing

IDLCS Number: 40547

Feature: Pogue dam (HS/S-05), BS-39

Feature Identification Number: 131620

Type of Feature Contribution: Contributing

IDLCS Number: 40546

Feature: Stone retaining walls on carriage roads (HS/S-06), BS-40a-r and ff

Feature Identification Number: 131622

Type of Feature Contribution: Contributing

IDLCS Number: 40547

Feature: Stone retaining walls on hiking trails and ski/hiking trails (HR-02), BS-40s-ee

Feature Identification Number: 131624

Type of Feature Contribution: Contributing

IDLCS Number: 40511

Feature: Stone field walls (HS/S-07), BS-41a-l

Feature Identification Number: 131626

Type of Feature Contribution: Contributing

IDLCS Number: 40548

Feature: Well structures, BS-42a-h

Feature Identification Number: 131628

Type of Feature Contribution: Contributing

Feature: Compost area structures near Upper Meadow, BS-43

Feature Identification Number: 131630

Type of Feature Contribution: Undetermined

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

Feature: Forest center

Feature Identification Number: 131632

Type of Feature Contribution: Non Contributing

Landscape Characteristic Graphics:



Figure 25. View of the east and south sides of the Mansion. (SUNY-ESF, 2002)



Figure 26. Remnant stone wall in the forest, Stand 8. (OCLP, 2004)

Views and Vistas

During the Marsh period, much of the landscape of the Mansion grounds and forest, outside of woodlots that extended west from the Mansion grounds, was characterized by broad views made possible by open pasture and elevated topography. The second Marsh house (Mansion) was sited in part to capture views to the east across the Ottawaquechee floodplain and south toward Woodstock village. Frederick Billings retained these views as part of his redesign of the landscape according to the 1869 plan by R. M. Copeland. Views were also captured on other portions of the property, notably from the Belvedere, so named due to its view south toward the village. Billings' reforestation program, through which he established plantations on the hill and periphery of the Mansion grounds, began to enclose much of the landscape and likely began to limit views by the late 1880s. The primary view within the forest was the panorama from the South Peak of Mount Tom (presently outside of the park), which was accessed by a carriage road completed in 1887, along with views and vistas along other highpoints, such as the North and West Ridges, and across some of the open fields that Billings retained. Between 1894 and 1899 during the Estate period, a vista of Mount Tom was created along the east-west axis of the Terrace Gardens, designed by Charles A. Platt. During the French-Billings period, two vistas were established to the northeast and northwest of the Bungalow, built in 1917. Some views were also lost during this period, notably the south views from the Mansion and Belvedere, due to growth of the perimeter plantations. In 1971 during the Rockefeller period (1954-1997), a portion of the south view was reopened according to the design of Bryan J. Lynch to provide a vista of the Ottawaquechee River looking southwest from the Mansion.

Lynch also designed a secondary perimeter hedge for the Rockefellers in c.1983 along the south side of the Mansion lawn, which increased privacy but also blocked some of the east view from the Mansion. In the forest, several views and vistas were created along the carriage roads. Following establishment of the park in 1992, the Rockefellers reopened the east view from the Mansion by lowering the secondary perimeter hedge, but in subsequent years also lost some of the Ottauquechee River vista, Mount Tom vista, and Bungalow vistas due to growth of obstructing vegetation. In 1997 just prior to opening of the park, Laurance Rockefeller oversaw creation of a vista looking down the main entrance drive across the Ottauquechee River floodplain by removing mature hemlock specimens and replacing overgrown hedges. He envisioned this vista as being one of the first features of the landscape that visitors would experience upon entering the park.

The east view from the Mansion, the Terrace Gardens vista of Mount Tom, the Bungalow vistas, and various vistas along the North and West Ridges and from the French Lot continue to incorporate the surrounding context of the Ottauquechee River valley and surrounding hills in the landscape. While the prominent east view from the Mansion retains a high level of integrity to the Frederick Billings period (1869-1914), collectively views and vistas reflect additions and changes through the Rockefeller period (1954-1997). The South Peak panorama, historically one of the most important views in the landscape, was subdivided from the estate in 1954 with the creation of town-owned Billings Park, but continues to be connected with the landscape even though it is outside of park boundaries. By the end of the historic period, forest regeneration began to limit some of the views and vistas. However, as features they remain intact, requiring only clearing and/or pruning to restore their historic condition (Figures 27-29). Some of this work is currently underway.

Character-defining Features:

Feature: East view from Mansion, VV-1

Feature Identification Number: 92396

Type of Feature Contribution: Contributing

Feature: Ottauquechee River vista from Mansion, VV-2

Feature Identification Number: 133354

Type of Feature Contribution: Contributing

Feature: Main Entrance Drive vista, VV-3

Feature Identification Number: 92167

Type of Feature Contribution: Contributing

Feature: Mount Tom vista, VV-4

Feature Identification Number: 92168

Type of Feature Contribution: Contributing

Feature: Bungalow vistas, VV-5
Feature Identification Number: 92169
Type of Feature Contribution: Contributing

Feature: North Ridge Loop vista, VV-6
Feature Identification Number: 92170
Type of Feature Contribution: Contributing

Feature: North Ridge Loop overlook, VV-7
Feature Identification Number: 92171
Type of Feature Contribution: Contributing

Feature: McKenzie Road vista, VV-8
Feature Identification Number: 92172
Type of Feature Contribution: Contributing

Feature: West Ridge Summit view, VV-9
Feature Identification Number: 92173
Type of Feature Contribution: Contributing

Feature: West Ridge South overlook, VV-10
Feature Identification Number: 92397
Type of Feature Contribution: Contributing

Feature: Hill Top Farm overlook, VV-11
Feature Identification Number: 92398
Type of Feature Contribution: Contributing

Feature: French Lot overlook, VV-12
Feature Identification Number: 92399
Type of Feature Contribution: Contributing

Feature: Summer Pasture view, VV-13
Feature Identification Number: 92400
Type of Feature Contribution: Contributing

Feature: North Ridge Road Loop East view, VV-14

Feature Identification Number: 92401

Type of Feature Contribution: Contributing

Feature: North Ridge Road Switchback view, VV-15

Feature Identification Number: 92163

Type of Feature Contribution: Contributing

Feature: Trail C-H4 view, VV-16

Feature Identification Number: 92164

Type of Feature Contribution: Contributing

Feature: Trail C-H4 vista, VV-17

Feature Identification Number: 92165

Type of Feature Contribution: Contributing

Landscape Characteristic Graphics:



Figure 27. East view from the Mansion looking over floodplain meadow toward Blake Hill in the distance. (SUNY-ESF, 2002)



Figure 28. Mt. Tom vista looking west from the Flower Garden. (SUNY-ESF, 2002)



Figure 29. View south from the French Lot. (OCLP, 2003)

Constructed Water Features

Constructed water features were introduced to the Mansion grounds and forest landscape during the Frederick Billings period (1869-1890) with the rustic Lily Pond on the forested hillside west of the Mansion. This feature was built in c.1885, at the same time that lines were laid to bring water from the Reservoir to the Stable and farm barns. In 1891 during the Estate period (1890-1914), reconstruction of the boggy Pogue into a 14-acre open lake was completed (the project had been started in 1890 during Frederick Billings' last year of life); in 1897 a cascading watercourse was added to Elizabeth Billings' Fernery north of the Belvedere, a waterfall was added to the Lily Pond in 1901, and an in-ground swimming pool was constructed

over the south half of the Lily Pond in 1913. In 1931 during the French-Billings period (1914-1954), the old swimming pool was permanently covered, and a new swimming pool was constructed in the foundations of the Octagon and Tropical House greenhouses, which were torn down the previous year. During the Rockefeller period (1954-1997), these features were retained, but the Fernery watercourse was redesigned between 1966 and 1969 by landscape designer Zenon Schreiber and was subsequently known as the Waterfall Garden.

The constructed water features collectively retain a high level of historic integrity to the Rockefeller period (1954-1997), with vestiges of earlier development dating back to the Frederick Billings period (1869-1890). There have been no changes to constructed water features since the end of the historic period in 1997 (Figure 30).

Character-defining Features:

Feature: Swimming pool (HS/S-02), CWF-1

Feature Identification Number: 131634

Type of Feature Contribution: Contributing

IDLCS Number: 40540

Feature: Lily Pond, CWF-2

Feature Identification Number: 131636

Type of Feature Contribution: Contributing

Feature: Waterfall Garden watercourse (HLF-01), CWF-3

Feature Identification Number: 131638

Type of Feature Contribution: Contributing

IDLCS Number: 40513

Feature: Lily Pond waterfall, CWF-4

Feature Identification Number: 131640

Type of Feature Contribution: Contributing

Feature: Pogue (HS/S-05), CWF-5

Feature Identification Number: 131642

Type of Feature Contribution: Contributing

IDLCS Number: 40546

Landscape Characteristic Graphics:



Figure 30. View of the Pogue. (OCLP, 2004)

Small Scale Features

Beginning with development of the Marsh, Cobb (Dana), and McKenzie farms in the late eighteenth century, a variety of small-scale features were introduced to the landscape of the Mansion grounds and forest for both utilitarian and aesthetic purposes. These included picket fences enclosing the second Marsh house garden, pasture fences, hitching posts, mounting blocks, and troughs. Beginning in 1869, Frederick Billings removed all of these small-scale features from the Mansion grounds and added new ones. R. M. Copeland's 1869 plan called for the placement of vases and wire baskets to ornament the landscape around the Mansion, and Billings may have added these, along with potted tropical plants on the lawn, lampposts, hydrants, lawn seats, hitching posts, and an entrance gate. There were also a variety of temporary small-scale features used in the kitchen garden, such as stakes and trellises, as well as forestry-related features within the Woodshed yard such as timber piles and forestry equipment. In the forest, Billings added signs, and maintained many of the agricultural small-scale features at the Hill Top (Dana) and McKenzie farms. Within the Mansion grounds during the Estate period (1890-1914), the potted plants and the lampposts were removed, but other small-scale features were added, including an antique Italian fountain and Neoclassical-style benches in the Terrace Gardens designed by Charles A. Platt, plant labels in the Hillside Gardens, and gates closing off the Mountain Road (main carriage road). In the forest, Billings' heirs added stone horse troughs in c.1896, and signs. Iron irrigation pipes were installed to draw water from the Pogue to the troughs as well as to the Mansion grounds.

During the Rockefeller period (1954-1997), most of the pre-existing small-scale features within the Mansion grounds were removed, plant labels were retained and added within the Hillside and Woodland Gardens, split-rail fences were added to the Upper Meadow, and lampposts were reintroduced to the Belvedere drive and Mansion parking area. In the forest during the Rockefeller period, rustic signs, log benches, and gates were added along the carriage roads and at vistas. There is no detailed or accurate record of small-scale features that were added and removed during the historic period.

The relative absence of small-scale features presently within the Mansion grounds reflects the simplification of this portion of the landscape during the Rockefeller period (1954-1997). Since opening of the park in 1998, a gate and signs have been added along the carriage roads, and signs, benches, railings, and lampposts have been installed within the Mansion terrace. These features have been introduced to accommodate public visitation, and are generally compatible with the historic character of the landscape (Figure 31).

Character-defining Features:

Feature: Main entrance gateway (HLF-03), SSF-1

Feature Identification Number: 131644

Type of Feature Contribution: Contributing

IDLCS Number: 40515

Feature: Upper Summerhouse iron fence, SSF-2

Feature Identification Number: 131646

Type of Feature Contribution: Contributing

Feature: Carriage Barn hitching post (HLF-07), SSF-3

Feature Identification Number: 131652

Type of Feature Contribution: Contributing

IDLCS Number: 40543

Feature: Tennis court fence (HS/S-01), SSF-4

Feature Identification Number: 131654

Type of Feature Contribution: Contributing

IDLCS Number: 40539

Feature: Lawn seats, SSF-5

Feature Identification Number: 131656

Type of Feature Contribution: Contributing

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

Feature: Lampposts (Rockefeller-installed) (HLF-04), SSF-6

Feature Identification Number: 131658

Type of Feature Contribution: Contributing

IDLCS Number: 40516

Feature: Lampposts (National Park Service-installed), SSF-6

Feature Identification Number: 131660

Type of Feature Contribution: Non Contributing

Feature: Mansion fallout shelter escape hatches (HS-01), SSF-7

Feature Identification Number: 131662

Type of Feature Contribution: Contributing

IDLCS Number: 40538

Feature: Terra-cotta planters at Carriage Barn visitor entrance, SSF-8

Feature Identification Number: 131664

Type of Feature Contribution: Contributing

Feature: North Street road gate (HLF-03), SSF-9

Feature Identification Number: 131666

Type of Feature Contribution: Contributing

IDLCS Number: 40515

Feature: National Park Service signs, SSF-10a-h

Feature Identification Number: 131668

Type of Feature Contribution: Non Contributing

Feature: National Park Service benches, SSF-11

Feature Identification Number: 131670

Type of Feature Contribution: Non Contributing

Feature: Fire hydrants, SSF-12

Feature Identification Number: 131692

Type of Feature Contribution: Contributing

Feature: Swale catch basins, SSF-13

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

Feature Identification Number: 131694
Type of Feature Contribution: Non Contributing
Feature: Lawn irrigation sprinkler heads, SSF-14
Feature Identification Number: 131696
Type of Feature Contribution: Non Contributing
Feature: In-ground security lighting, SSF-15
Feature Identification Number: 131698
Type of Feature Contribution: Contributing
Feature: Double Cottage electrical vault, SSF-16
Feature Identification Number: 131700
Type of Feature Contribution: Non Contributing
Feature: Carriage Barn remote air conditioning unit, SSF-17
Feature Identification Number: 131702
Type of Feature Contribution: Non Contributing
Feature: Flower Garden stone benches (HLF-02), SSF-18
Feature Identification Number: 131704
Type of Feature Contribution: Contributing
IDLCS Number: 40514
Feature: Sundial, SSF-19
Feature Identification Number: 131706
Type of Feature Contribution: Contributing
Feature: Long Terrace bench, SSF-20
Feature Identification Number: 131708
Type of Feature Contribution: Contributing
Feature: Italian Fountain (HLF-02), SSF-21
Feature Identification Number: 131710
Type of Feature Contribution: Contributing
IDLCS Number: 40514

Feature: "Baigneuse Drapee", SSF-22
Feature Identification Number: 131732
Type of Feature Contribution: Contributing

Feature: Pool terrace railing (HS/S-02), SSF-23
Feature Identification Number: 131734
Type of Feature Contribution: Contributing
IDLCS Number: 40540

Feature: Belvedere terrace benches, SSF-24
Feature Identification Number: 131736
Type of Feature Contribution: Contributing

Feature: Belvedere fallout shelter escape hatch (HS-20), SSF-25
Feature Identification Number: 131738
Type of Feature Contribution: Contributing
IDLCS Number: 40519

Feature: Terra-cotta planters at Belvedere entrance, SSF-26
Feature Identification Number: 131740
Type of Feature Contribution: Contributing

Feature: Brownstone bench (HLF-06), SSF-27
Feature Identification Number: 131742
Type of Feature Contribution: Contributing
IDLCS Number: 40518

Feature: Stone ledge bench (HLF-06), SSF-28
Feature Identification Number: 131744
Type of Feature Contribution: Contributing
IDLCS Number: 40518

Feature: Arboretum zinc labels, SSF-29
Feature Identification Number: 131746
Type of Feature Contribution: Contributing

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

Feature: Upper Meadow corral fence (HS-07), SSF-30 and SSF-46a

Feature Identification Number: 131748

Type of Feature Contribution: Contributing

IDLCS Number: 40525

Feature: Upper Meadow corral horse trough, SSF-31

Feature Identification Number: 131750

Type of Feature Contribution: Contributing

Feature: Rockefeller pet cemetery monuments, SSF-32

Feature Identification Number: 131752

Type of Feature Contribution: Contributing

Feature: Upper Meadow road gate (HR-03), SSF-33 and SSF-45a

Feature Identification Number: 131754

Type of Feature Contribution: Contributing

IDLCS Number: 40512

Feature: Rockefeller-era directional and privacy signs, SSF-34

Feature Identification Number: 131756

Type of Feature Contribution: Contributing

Feature: Upper hillside path railings, SSF-35

Feature Identification Number: 131758

Type of Feature Contribution: Contributing

Feature: Lily Pond waterfall bench, SSF-36

Feature Identification Number: 131760

Type of Feature Contribution: Contributing

Feature: Main Carriage Road gate/Mountain Road gate, SSF-37 and SSF-45c

Feature Identification Number: 131762

Type of Feature Contribution: Non Contributing

Feature: Tree Farm signs, SSF-38a-b

Feature Identification Number: 131764

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

Type of Feature Contribution: Non Contributing

Feature: Stone horse troughs (HS/S-04), SSF-39a-b

Feature Identification Number: 131766

Type of Feature Contribution: Contributing

IDLCS Number: 40545

Feature: Stone property markers (inscribed), SSF-40a-d

Feature Identification Number: 131768

Type of Feature Contribution: Contributing

Feature: Stone property markers, SSF-41a-n

Feature Identification Number: 131770

Type of Feature Contribution: Contributing

Feature: Irrigation pipes, SSF-42a-c

Feature Identification Number: 131792

Type of Feature Contribution: Contributing

Feature: Log benches (HR-02), SSF-43a-g

Feature Identification Number: 131794

Type of Feature Contribution: Contributing

IDLCS Number: 40511

Feature: Wood footbridges (HR-02), SSF-44a-r

Feature Identification Number: 131796

Type of Feature Contribution: Contributing

IDLCS Number: 40511

Feature: Upper Meadow-Cemetery road gate, SSF-45b

Feature Identification Number: 131798

Type of Feature Contribution: Undetermined

Feature: McKenzie Road gate, SSF-45d

Feature Identification Number: 131800

Type of Feature Contribution: Undetermined

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

Feature: Prosper Road parking area gate, SSF-45e

Feature Identification Number: 131802

Type of Feature Contribution: Undetermined

Feature: Prosper Road trailhead gate, SSF-45f

Feature Identification Number: 131804

Type of Feature Contribution: Undetermined

Feature: French Lot gate, SSF-45g

Feature Identification Number: 131806

Type of Feature Contribution: Undetermined

Feature: French Lot post and rail fence, SSF-46b

Feature Identification Number: 131808

Type of Feature Contribution: Undetermined

Feature: Prosper Road parking area post and rail fences, SSF-46c

Feature Identification Number: 131810

Type of Feature Contribution: Undetermined

Feature: Summer Pasture three-board fence, SSF-47a

Feature Identification Number: 131812

Type of Feature Contribution: Undetermined

Feature: Elm Lot smooth wire fence, SSF-48a

Feature Identification Number: 131814

Type of Feature Contribution: Undetermined

Feature: Summer Pasture electrified smooth wire fence, SSF-48b

Feature Identification Number: 131816

Type of Feature Contribution: Undetermined

Feature: Remnant barbed wire fences, SSF-49a-k

Feature Identification Number: 131818

Type of Feature Contribution: Contributing

Feature: Remnant woven wire fences, SSF-50a-n

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

Feature Identification Number: 131820

Type of Feature Contribution: Contributing

Feature: Trailhead kiosk, SSF-51a

Feature Identification Number: 131822

Type of Feature Contribution: Undetermined

Feature: Visitor counter, McKenzie Road, SSF-51j

Feature Identification Number: 131824

Type of Feature Contribution: Undetermined

Feature: Visitor counter, Upper Meadow road, SSF-51k

Feature Identification Number: 131826

Type of Feature Contribution: Undetermined

Feature: Terra-cotta pipes at Upper Meadow-Cemetery road, SSF-52a

Feature Identification Number: 131828

Type of Feature Contribution: Contributing

Feature: Terra-cotta pipes at Pogue Loop, SSF-52b

Feature Identification Number: 131830

Type of Feature Contribution: Contributing

Feature: Terra-cotta pipes at south end of Spring Lot, SSF-52c

Feature Identification Number: 131836

Type of Feature Contribution: Contributing

Feature: North Ridge Loop iron pipe, SSF-52d

Feature Identification Number: 131838

Type of Feature Contribution: Undetermined

Landscape Characteristic Graphics:



Figure 31. One of the two stone horse troughs in the forest. (OCLP, 2003)

Archeological Sites

Prehistoric Archeology: Prior to European settlement, the Mansion grounds portion of the Mansion grounds and forest encompassing the eastern foot of Mount Tom and the Ottauquechee River floodplain may have been the location of a seasonal home of a Western Abenaki tribe. In his 1889 “History of Woodstock,” Henry Swan Dana recorded from oral tradition that there was a clearing located below (east of) the present 1890 Farm House on the Billings Farm & Museum Protection Zone that had been occupied at some time as an “Indian camping ground.” The Western Abenaki may have also occupied or used portions of the adjoining Mansion grounds, especially near springs located on the east and north slopes of the hill. Beginning in 1789, Charles Marsh made improvements to the Mansion grounds that required ground disturbance such as construction of buildings, lanes, and pastures. Frederick Billings undertook even more extensive disturbance on the Mansion grounds to construct buildings, lawns, perimeter walls, roads, the Kitchen Garden and Lily Pond, and sewer/water/gas lines. This work would have likely disturbed prehistoric remains. There is no record of the Marsh or Billings family finding any prehistoric artifacts within the Mansion grounds. In the forest or upland portion of the park, the occurrence of prehistoric remains is less likely due to the topography, but potentially sensitive areas include the area around the Pogue, rock shelters, and areas along the Pogue outlet. Again, there is no record of prehistoric artifacts being found in the forest.

Historic Archeology: Frederick Billings demolished or relocated many buildings and features from the Marsh Place between 1869 and 1870, including the first Marsh house and tenant house, south lane, barns, and wells; most of the Hothouses were demolished and the old hillside swimming pool covered in 1930; the McKenzie farmstead burned in 1932 and the Pogue boat house was taken down around this time; and the Rockefellers removed a few buildings (Laundry, Garden Shed, Saw Shed, Sugar House) in the 1950s. No surface remains were left, except at the McKenzie farmstead and Sugar House. There are visible traces of the foundation of the Octagon and Tropical House, which were rebuilt as the structure for the swimming pool; and the old hillside swimming pool, which was covered with a concrete cap. In addition, a portion of the stone wall north of the Mansion parking area may be a foundation wall from a Marsh outbuilding.

As a well-maintained and manicured landscape throughout the historic period, archeological resources such as ruins of buildings were generally removed and the sites adapted for other uses. According to the Vermont State Archeologist, the Mansion grounds do have a “moderate-to-high sensitivity” for the presence of prehistoric remains due to the location at the eastern foot of Mount Tom overlooking the Ottauquechee floodplain and close to the purported prehistoric site recorded by historian Henry Swan Dana in the late nineteenth century (Giovana Peebles, Vermont State Archeologist, interview by John Auwaerter, 18 January 2001). This archeological site at Billings Farm & Museum is identified as FS 12 (WN). No known artifacts are associated with this site. The significance of these potential resources, under National Register Criterion D, would be distinct from the areas of significance with which Marsh-Billings-Rockefeller National Historical Park are presently being documented.

Character-defining Features:

Feature: Woodshed access road trace, AS-1

Feature Identification Number: 131840

Type of Feature Contribution: Contributing

Feature: Stone-cutting debris, AS-2

Feature Identification Number: 131842

Type of Feature Contribution: Contributing

Feature: Remnants of hillside swimming pool, AS-3

Feature Identification Number: 131844

Type of Feature Contribution: Contributing

Feature: Ruins of sugar house, AS-4

Feature Identification Number: 131846

Type of Feature Contribution: Contributing

Mansion Grounds and Forest
Marsh-Billings-Rockefeller National Historical Park

ASMIS ID Number: MABI 00014.0

Feature: Abandoned dump site at North Ridge Road Trace west, AS-5

Feature Identification Number: 131848

Type of Feature Contribution: Undetermined

ASMIS ID Number: MABI 00020.0

Feature: Remnants of sugaring operation along C-43, AS-6

Feature Identification Number: 131850

Type of Feature Contribution: Contributing

ASMIS ID Number: MABI 00015.0

Feature: Ruins at McKenzie Farm, AS-7a-g

Feature Identification Number: 131852

Type of Feature Contribution: Undetermined

ASMIS ID Number: MABI 00016.0

Feature: Abandoned dump site near Maple Lot, AS-8

Feature Identification Number: 131854

Type of Feature Contribution: Undetermined

ASMIS ID Number: MABI 00021.0

Condition

Condition Assessment and Impacts

Condition Assessment: Good

Assessment Date: 01/22/2008

Condition Assessment Explanatory Narrative:

The Mansion grounds and forest generally meets the current definition of “good” condition: The landscape shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces; the landscape’s cultural and natural values are as well preserved as can be expected under the given environmental conditions; and no immediate corrective action is required to maintain its current condition. A few features, however, show evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to cultural and/or natural values. They include the loss of some vistas due to vegetation growth, which is currently being addressed, and some plant material in the Hillside Gardens.

Stabilization Measures:

Upcoming projects that aim to stabilize historic features in the Mansion grounds and forest include the following (does not including those listed in the List of Classified Structures unless they effect the stabilization of the landscape).

PMIS 13599:

Restore Lily Pond and Waterfall Gardens, \$32K. This project will restore the Lily Pond and Waterfall Gardens, an extraordinarily fragile feature of the cultural landscape, and correct significant visitor safety hazards. The Gardens include about one acre of rock gardens, stone walkways and stairs, gravity-fed waterfalls and pools. This project will reintroduce wildflower gardens and plantings to the gardens, remove brush and five encroaching trees, repair and update 100 linear feet of two inch waterline feeding the pools and waterfalls, repair four stone and cement waterfalls and pools that will not hold water anymore, and re-lay stone stairs and walkways. The project will be completed by the issuances of contracts/purchase orders.

PMIS 103639E-J:

Youth Conservation Corps Crew for Deferred Resource Maintenance Projects (FY 2007-FY 2013), \$275K. Crew will conduct several key resource management projects related to the preservation and protection of the park’s 500 acres of historic forests, fields, trails, and features. Projects will include invasive plant inventory and management, pruning and thinning historic forest plantations, restoration of stonewalls, releasing and pruning historic orchards, repairing pasture fences, vista clearing, rehabilitation of historic gardens, and work on historic roads and trails.

In 2001, a report entitled “Stabilization and Maintenance Guidelines for the Mansion Grounds” was completed by the Olmsted Center and SUNY College of Environmental Science and Forestry. This report, developed as the first phase of the Mansion Grounds Cultural Landscape Report project, evaluated existing conditions of landscape features on the Mansion grounds in order to provide

recommendations for stabilization and maintenance. The focus of these recommendations was to protect important features from deterioration and loss while the CLR was being prepared. Most of the work recommended was identified as “non-critical;” however, the following five important needs were identified:

1. Change to annual pruning schedule for the perimeter hemlock hedge to improve health, structural stability and appearance.
2. Identify fungal fruiting body at the base of the “State Champion” Norway spruce and undertake appropriate maintenance.
3. Stabilize or remove five dead or declining specimen trees for health and safety purposes.
4. Address hemlock at the west (back) side of the Mansion impacting the eaves.
5. Prune or remove several trees leaning over the Woodshed to reduce hazards to the building.

Impacts

Type of Impact:	Deferred Maintenance
External or Internal:	Internal
Impact Description:	The historic woodland plants in the Hillside Gardens are being lost due to deferred maintenance. The plants were historically replenished on an annual basis, but this has not occurred for many years, thus leaving the Hillside Gardens with a limited and less diverse collection of woodland plants. In addition, the paths in the Hillside Gardens are not maintained to their historic high standard. These conditions are due in part to funding limitations and to the fact that the Hillside Gardens are not presently part of the park’s interpretive program. Corrective action would require increased funding to restore the lost plant material and to return the landscape to its historic high level of maintenance.
Type of Impact:	Release To Succession
External or Internal:	Internal
Impact Description:	Succession in the forest may continue to impacting some of the views and vistas, notably at the Bungalow and from the Terrace Gardens.
Type of Impact:	Structural Deterioration
External or Internal:	Internal
Impact Description:	The Woodshed is experiencing structural deterioration, notably at its first story timber and stone supports. The repair of this building is presently being addressed through project PMIS 60076.

Stabilization Costs

Landscape Stabilization Cost: 307,000.00

Cost Date: 01/22/2008

Level of Estimate: C - Similar Facilities

Cost Estimator: Park/FMSS

Treatment

Treatment

Approved Treatment: Rehabilitation

Approved Treatment Document: General Management Plan

Document Date: 01/01/1998

Approved Treatment Document Explanatory Narrative:

Rehabilitation is the approved treatment in the General Management Plan for the Mansion grounds and forest (Historic Zone) due to the need to accommodate visitor services and interpretation, and to continue active forestry management practices.

Approved Treatment Completed: No

Approved Treatment Costs

Cost Date: 01/01/1998

Bibliography and Supplemental Information

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Supplemental Information

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Description:	From 1939, c. 1955-1959, and 2000. Published by Potomac Aerial Surveys 2000.
Title:	Billings family photographs.
Description:	Published c.1869-1980.
Title:	Christina Marts, Resource Manager.
Description:	Review of Cultural Landscape Inventory for Marsh-Billings-Rockefeller National Historical Park, January 26, 2005.
Title:	John Wiggin, Forester.
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Description:	National Park Service, 1998.